

WGS_1984_Web_Mercator_Auxiliary_Sphere
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1:2,256

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Planning and Building Department

County Government Center • 455 County Center • Redwood City CA 94063
Mall Drop PLN 122 • 650 • 363 • 4161 • FAX 650 • 363 • 4849

**Application for
Design Review by the
County Coastside Design
Review Committee**

Permit #: PLN PLN 2018-00249
Other Permit #: _____

RECEIVED

1. Basic Information

Applicant:

Name: Clonea LLC (Kevin Power)
Address: 1208 Date St. Montara
Ca. Zip: 94037
Phone, W: (650) 892-3320 H: _____
Email: powerbuildersine@gmail.com

Owner (if different from Applicant) JUN 29 2018

Name: _____
Address: San Mateo County
Planning and Building Department
Zip: _____
Phone, W: _____ H: _____
Email: _____

Architect or Designer (if different from Applicant):

Name: _____
Address: _____ Zip: _____
Phone, W: _____ H: _____ Email: _____

2. Project Site Information

Project location:

APN: 047-204-020
Address: 514 Ave Alhambra
El Granada, Ca. Zip: 94019
Zoning: C-1/S-3
Parcel/lot size: 7780 sq. ft.

Site Description:

- Vacant Parcel
- Existing Development (Please describe): _____

3. Project Description

Project:

- New Single Family Residence: _____ sq. ft
- Addition to Residence: _____ sq. ft
- Other: Mixed Use

Additional Permits Required:

- Certificate of Compliance Type A or Type B
- Coastal Development Permit
- Fence Height Exception (not permitted on coast)
- Grading Permit or Exemption
- Home Improvement Exception
- Non-Conforming Use Permit
- Off-Street Parking Exception
- Variance

Describe Project:

Mixed Use, 2 story over garage
first floor commercial
second floor three residential
units.

4. Materials and Finish of Proposed Buildings or Structures

Fill in Blanks:	Material	Color/Finish <small>(If different from existing, attach sample)</small>	Check if matches existing
a. Exterior walls	_____	_____	<input type="checkbox"/>
b. Trim	_____	_____	<input type="checkbox"/>
c. Windows	_____	_____	<input type="checkbox"/>
d. Doors	_____	_____	<input type="checkbox"/>
e. Roof	_____	_____	<input type="checkbox"/>
f. Chimneys	_____	_____	<input type="checkbox"/>
g. Decks & railings	_____	_____	<input type="checkbox"/>
h. Stairs	_____	_____	<input type="checkbox"/>
i. Retaining walls	_____	_____	<input type="checkbox"/>
j. Fences	_____	_____	<input type="checkbox"/>
k. Accessory buildings	_____	_____	<input type="checkbox"/>
l. Garage/Carport	_____	_____	<input type="checkbox"/>

5. Required Findings

To approve this application, the County must determine that this project complies with all applicable regulations including the required findings that the project does conform to the standards and guidelines for design review applicable to the location of the project pursuant to Section 6565.10.

(optional) Applicant's Statement of project compliance with standards and guidelines (check if attached).

6. Signatures

I hereby certify that the information stated above and on forms, plans, and other materials submitted herewith in support of the application is true and correct to the best of my knowledge. It is my responsibility to inform the County of San Mateo through my assigned project planner of any changes to information represented in these submittals.

Owner: *[Signature]* / Clonea LLC.

Applicant: *[Signature]*

Date: 2/3/18

Date: 2/3/18

Application for a Coastal Development Permit

Companion Page

Applicant's Name: Kevin Power (Llowea LLC)

Primary Permit #:

PLN 2018-00249

1. Instructions

Please fill out the general Planning Permit Application Form and this form when applying for a Coastal Development Permit. You must also submit all items indicated on the checklist found on the reverse side of the Planning Permit Application Form.

2. Basic Information

Does the owner or applicant own any adjacent property not listed?

Yes

No

Have you or anyone else previously applied to either the County of San Mateo or the California Coastal Commission for a Coastal Development Permit for this or a similar project at this location?

Yes

No

If yes, explain (include date and application file numbers).

If yes, list Assessor's Parcel Number(s):

3. Materials and Finish of Proposed Buildings or Structures

Note: By completing this section you do not need to file a separate application for Design Review Approval.

Fill in Blanks:	Material	Color/Finish	Check if matches existing
a. Exterior Walls	<u>Hardie siding / Stucco</u>	<u>Stone Grey</u>	<input checked="" type="checkbox"/>
b. Trim	<u>Hardie board trim</u>	<u>Brown</u>	<input checked="" type="checkbox"/>
c. Roof	<u>Composit shingle</u>	<u>Brown</u>	<input checked="" type="checkbox"/>
d. Chimneys	<u>N/A</u>		<input type="checkbox"/>
e. Accessory Buildings	<u>N/A</u>		<input type="checkbox"/>
f. Decks/Stairs	<u>Redwood N/A</u>		<input type="checkbox"/>
g. Retaining Walls	<u>Concrete</u>	<u>Grey</u>	<input checked="" type="checkbox"/>
h. Fences	<u>N/A</u>		<input type="checkbox"/>
i. Storage Tanks	<u>N/A</u>		<input type="checkbox"/>

4. Project Information

Does this project, the parcel on which it is located or the immediate vicinity involve or include:

- | | Yes | No |
|---|-------------------------------------|-------------------------------------|
| a. Demolition of existing housing units? (If yes, give value of owner-occupied units or current monthly rent of rental units in explanation below.) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Creeks, streams, lakes or ponds? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Wetlands (marshes, swamps, mudflats)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Beaches? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Sand Dunes? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. Sea cliff, coastal bluffs or blufftops? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g. Ridgetops? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h. Pampas Grass, invasive brooms or Weedy Thistle? | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| i. Removal of trees or vegetation? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| j. Grading or alteration of landforms? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| k. Landscaping? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| l. Signs? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| m. Phone or utility line extensions or connections, either above or below ground (explain which)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| n. Areas subject to flooding? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| o. Development on slopes 30% or steeper? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

- | | | |
|--|--------------------------|-------------------------------------|
| p. Between the sea and the nearest public road? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| q. Existing or proposed provisions for public access to the shoreline? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| r. Public or commercial recreation facilities? | <input type="checkbox"/> | <input type="checkbox"/> |
| s. Visitor-serving facilities? | <input type="checkbox"/> | <input type="checkbox"/> |
| t. Existing or proposed public trail easements? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Explain all Yes answers below. Indicate whether the item applies to the project itself, the parcel on which it is located, or the immediate vicinity (attach additional sheets if necessary):

removal of small trees/shrubs to build new mixed use building (2 story over garage)

5. Staff Use Only

California Coastal Commission Jurisdiction

- A. Does the Proposed Project Involve:**
- A subdivision, Certificate of Compliance Type B, Use Permit, or Planned Agricultural District Permit?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------
 - Construction or grading within 100 feet of a stream or wetland?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--
 - A parcel located between the sea and the first public through road paralleling the sea; 300 feet from the inland extent of any beach or mean high tide line if there is no beach; or within 300 feet of the top of the seaward face of a coastal bluff?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

Yes to any one of the above means that the Coastal Development Permit is appealable to the Coastal

Commission; a public hearing is always required.

- B. Does the proposed project involve lands below the mean high tide line and lands where the public trust may exist? (See "Post CCP Certification Permit and Appeal Jurisdiction Map).**
- | | |
|------------------------------|-----------------------------|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|------------------------------|-----------------------------|

Yes to above means that the California Coastal Commission retains permit jurisdiction over all or part of the proposed project. A Coastal Development Permit from that agency is required.

Reviewed by: _____

Environmental Information Disclosure Form

PLN _____
 BLD PLN 2018-00249

Project Address: 516 Ave Alhambra
El Granada, Ca. 94019

Assessor's Parcel No.: 047-204-020

Zoning District: CB/S3

Name of Owner: _____
 Address: _____
 Phone: _____

Name of Applicant: _____
 Address: _____
 Phone: _____

Existing Site Conditions

Parcel size: 7,750

Describe the extent and type of all existing development and uses on the project parcel, including the existence and purpose of any easements on the parcel, and a description of any natural features on the project parcel (i.e. steep terrain, creeks, vegetation).

Vacant infill lot w/ small trees/shrubs. Slight slope from street to back of lot.

Environmental Review Checklist

1. California Environmental Quality Act (CEQA) Review

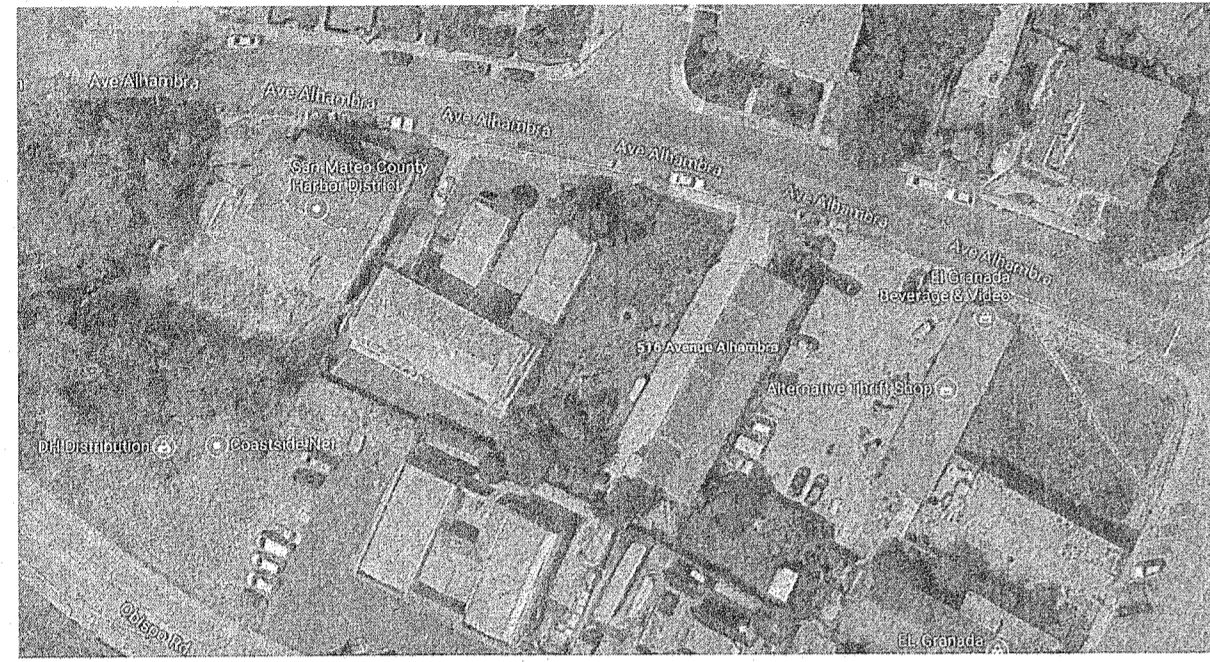
Yes	No	Will this project involve:
	<input checked="" type="checkbox"/>	a. Addition to an existing structure > 50% of the existing area OR > 2,500 sq. ft?
	<input checked="" type="checkbox"/>	b. Construction of a new multi-family residential structure having 5 or more units?
<input checked="" type="checkbox"/>		c. Construction of a commercial structure > 2,500 sq.ft?
	<input checked="" type="checkbox"/>	d. Removal of mature tree(s) (≥ 6" d.b.h. in Emerald Lake Hills area or ≥ 12" d.b.h. in any residential zoning district)? If yes, how many trees to be removed? _____
<input checked="" type="checkbox"/>		e. Land clearing or grading? If yes, please state amount in cubic yards (c.y.): Excavation: <u>520</u> c.y. Fill: <u>10</u> c.y.
	<input checked="" type="checkbox"/>	f. Subdivision of land into 5 or more parcels?
	<input checked="" type="checkbox"/>	g. Construction within a State or County scenic corridor?
	<input checked="" type="checkbox"/>	h. Construction within a sensitive habitat?
	<input checked="" type="checkbox"/>	i. Construction within a hazard area (i.e. seismic fault, landslide, flood)?
	<input checked="" type="checkbox"/>	j. Construction on a hazardous waste site (check with Co. Env. Health Division)?

Please explain all "Yes" answers:

NEW MIXED USE BUILDING 516 AVENUE ALHAMBRA HALF MOON BAY, CALIFORNIA 94037

REVISIONS	BY

AERIAL VIEW



PROJECT INFO

OWNER:

PROJECT CONTACT: SANTOS & URRUTIA
STRUCTURAL ENGINEERS
2451 HARRISON STREET
SAN FRANCISCO, CALIFORNIA 94110
(415) 642-7722
(415) 642-7590

BUILDING INFO:

BLOCK: 1181
LOT: 016
OCCUPANCY:
TYPE OF CONSTRUCTION:
NUMBER OF STORIES: 2 OVER BASEMENT
NUMBER OF DWELLING UNITS: 3

APPLICABLE CODES:

2016 CALIFORNIA BUILDING CODE WITH LOCAL AMENDMENTS
2016 CALIFORNIA MECHANICAL CODE WITH LOCAL AMENDMENTS
2016 CALIFORNIA ELECTRICAL CODE WITH LOCAL AMENDMENTS
2016 CALIFORNIA PLUMBING CODE WITH LOCAL AMENDMENTS
2016 GREEN BUILDING CODE WITH LOCAL AMENDMENTS
2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA FIRE CODE WITH LOCAL AMENDMENTS
2016 SAN FRANCISCO HOUSING CODE

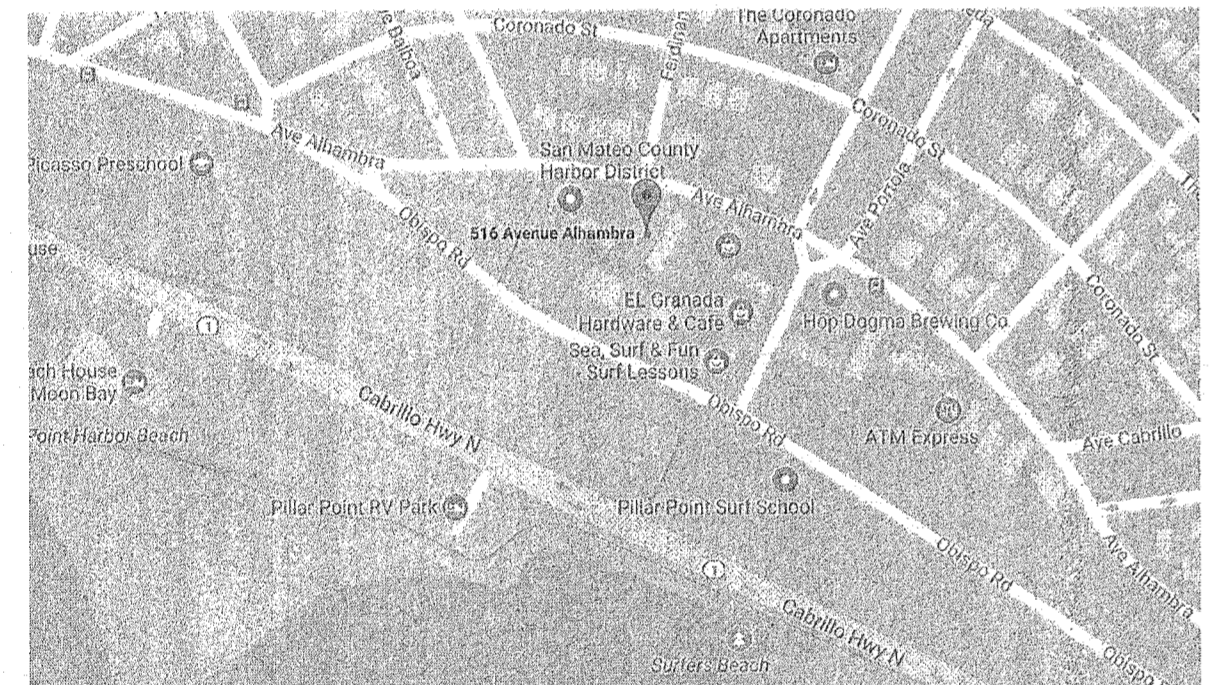
SCOPE OF WORK

NEW 3 STORY MIXED USE BUILDING. PARKING IN BASEMENT AND COMMERCIAL AT GROUND LEVEL AND RESIDENTIAL ON UPPER TWO LEVELS.

DRAWING SYMBOLS

- | | | | |
|--|-------------------------|--|------------------------------|
| | BUILDING ELEVATION TAG | | INT. WALL TYPE TAG (NUMBERS) |
| | BUILDING SECTION TAG | | EXT. WALL TYPE TAG (LETTERS) |
| | WINDOW / STOREFRONT TAG | | KEY NOTE |
| | DETAIL TAG | | DOOR TAG |
- LOWER CASE LETTER DENOTES SUBCATEGORY

VICINITY MAP



- FIRE DEPARTMENT NOTES:**
- MAINTAIN ALL REQUIRED MEANS OF EGRESS, FIRE SPRINKLERS AND LIFE SAFETY AT ALL TIMES.
 - MAINTAIN THE REQUIRED SEPARATION, FIRE RATED CONSTRUCTIONS AND SMOKE BARRIERS.
 - SEAL ALL PENETRATIONS WITH APPROVED METHODS AND MATERIALS EQUAL TO EXISTING FIRE RATINGS.
 - IF CONSTRUCTION COST EXCEEDS \$50,000, THE BUILDING HAS THREE OR MORE UNITS AND THE BUILDING HAS AN EXISTING FIRE ALARM SYSTEM, THE FIRE ALARM SYSTEM MUST BE UPGRADED TO COMPLY WITH SOUND LEVEL REQUIREMENTS FOR SLEEPING AREAS SET FORTH IN SECTION 18.4.5.1 OF NFPA 72 (2013 EDITION), UNLESS ALREADY COMPLIANT.

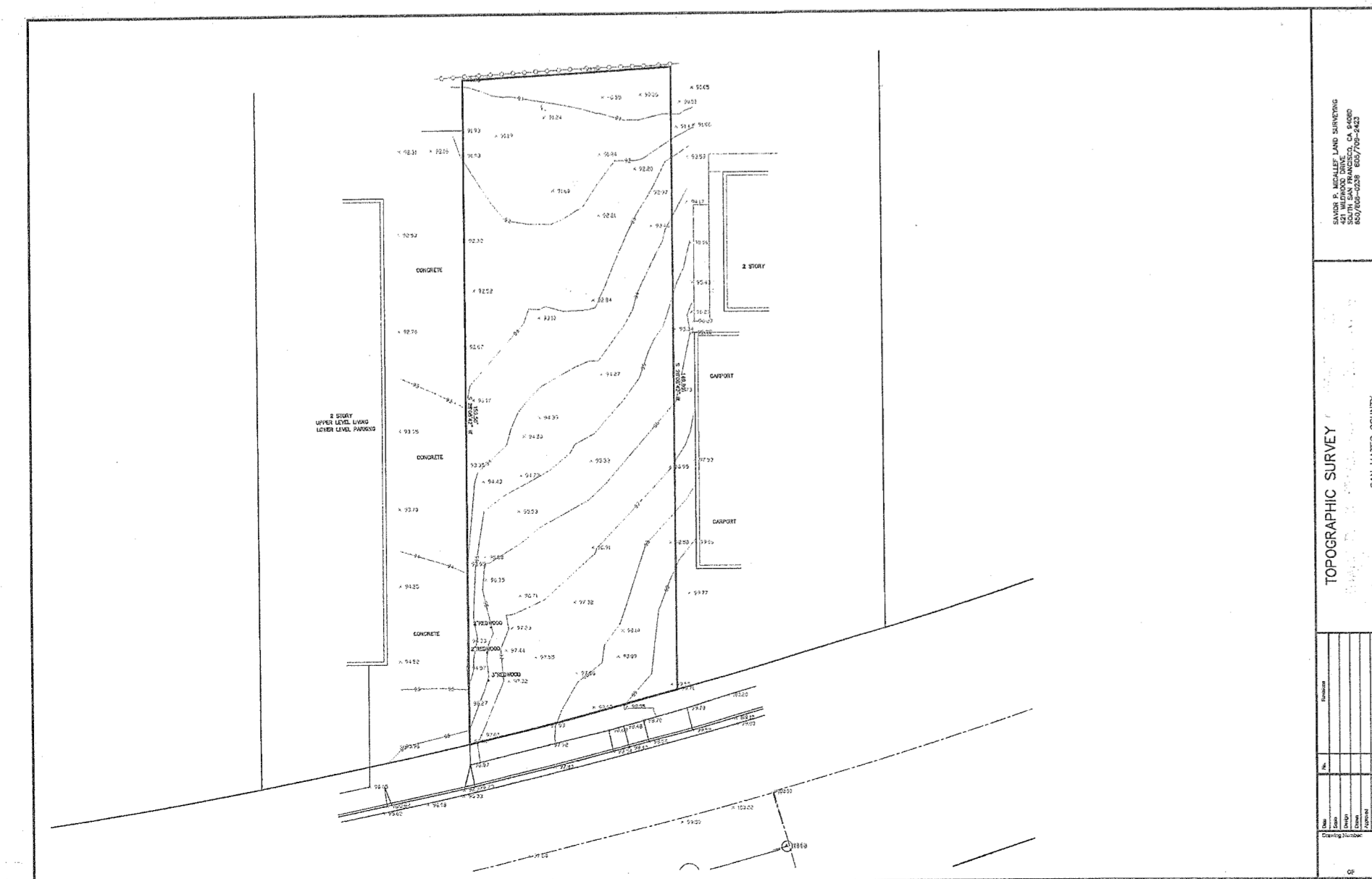
SHEET INDEX

A0 - A9

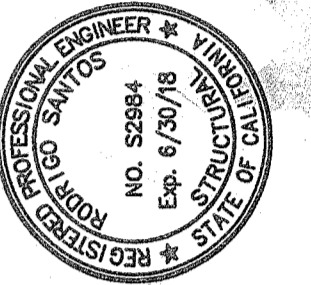


VIEW OF VACANT LOT

SCALE: NTS



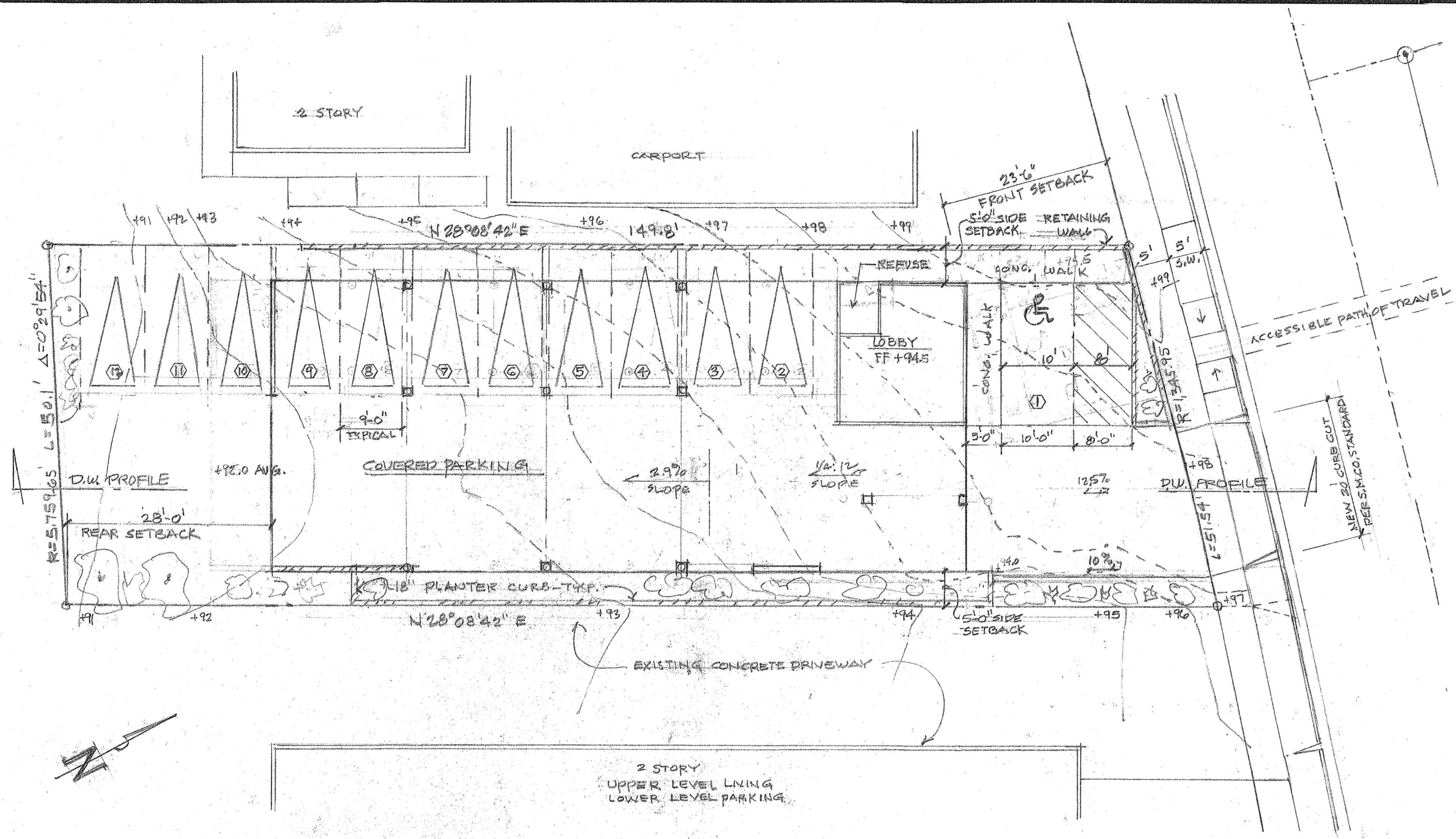
SANTOS & URRUTIA
STRUCTURAL ENGINEERS
 2451 HARRISON STREET
 SAN FRANCISCO, CA 94110
 TELEPHONE (415) 642-7722
 FAX (415) 642-7590



TITLE SHEET, PROJECT INFO, AERIAL
 VIEW VICINITY MAP, LOCATION MAP,
 SHEET INDEX AND SITE PLAN

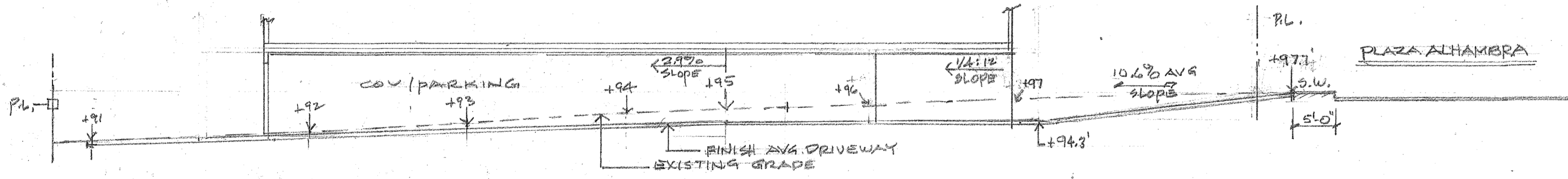
NEW CONSTRUCTION
516 AVE ALHAMBRA
MONTARA, CALIFORNIA

Date:	12/01/2017
Scale:	AS NOTED
Drawn By:	R.S.
Job No:	11262
Sheet	AO
Of	Sheets



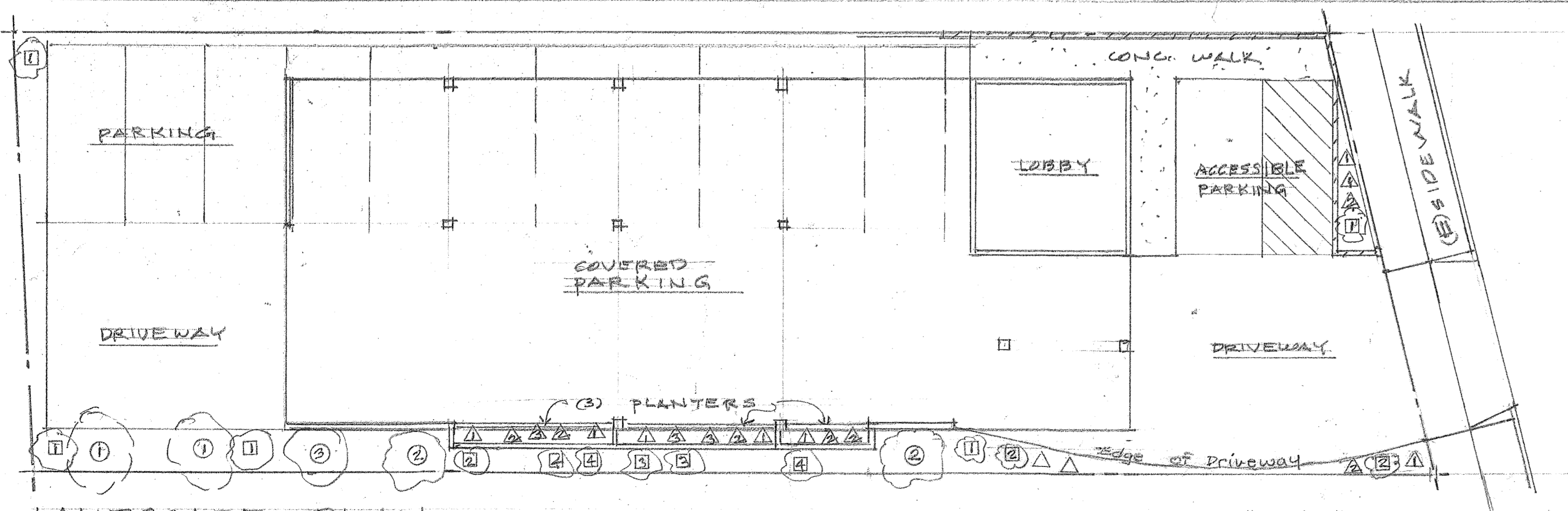
SITE PLAN

SCALE 1" = 10'-0"



DRIVEWAY PROFILE

1" = 10'-0"



LANDSCAPE PLAN

1" = 10'-0"

LANDSCAPE LIST

- TREES: 15 gal. TYP.
- ① MELALEUCA, EVERGREEN "THUNDERCLOUD" (2)
- ② PRUNUS, PURPLE LEAF PLUM (2)
- ③ ACUNIS FLEXUOSA, PEPPERMINT TREE (1)
- SHRUBS: 5 gal. TYP.
- ④ CLEANOTHUS, CAFE HONEY SUCKLE
- ⑤ COPROSMA REPENS, "HOT LIPS"
- ⑥ SALVIA, LEUCANTHA-OTTOQUAST, SAGE
- ⑦ MIMACROPHYLLA, RECOLO'S SPANIS LAVENDER
- GRASS COVER
- ⑧ DODONAEA VISCOZA PURPUREA "HOPSEED" (5) 5 gal.
- ⑨ RED FLAX (7) 5 gal.
- ⑩ PHYLLODENDRON GROUPING 24

NOTES:
 ① IRRIGATION: ALL GROUND COVER AREAS SHALL HAVE A POP-UP SPRAY HEAD, ALL 15 gal. SHRUBS AND TREES, SHALL BE "PESCO" LASER U.N.E. DRI IRRIGATED.

DESIGN REVIEW
 THIS 50' WIDE PARCEL IS SANDWICHED BETWEEN 2 EXISTING 3 STORY APARTMENT BUILDINGS BUT THIS PROPOSED MIX USE BUILDING WILL BE COMPATIBLE IN SIZE AND HEIGHT. PARKING IS A CHALLENGE AND WILL LEAVE MINIMAL LANDSCAPING OPPORTUNITIES. CURRENT CODES DEMAND ADA ACCESSIBLE PARKING WITH VAN LOADING ZONE AT 20 FEET DEEP AND 18 FEET WIDTH, WHICH IS PROVIDED AT THE FRONT OF THE BUILDING BUT LIMITS A CREATIVE HARDSCAPE. THE 30 FOOT WIDE DRIVEWAY LEAVES MINIMAL CHANCES TO CREATE A DISTINGUISHED OR PROVOCATIVE DESIGN, BUT AS PROVIDED THE BUILDING WILL BLEND IN WELL WITH THE NEIGHBORHOOD.

VICINITY MAP NO SCALE

PLANNING DATA

LOT DESCRIPTION
 APN: 047-204-020
 LOT AREA: 7,750 SQ. FT. (0.18 ACRE)
CODE DATA
 JURISDICTION: COUNTY OF SAN MATEO
 458 COUNTY CENTER, 2ND FLR.
 REDWOOD CITY, CA 94062
 BUILDING CODE: 2013 CALIFORNIA BLDG. CODE,
 2013 CBC, UFG, CPC, CMG, CEC & 2013 TZA ENERGY
 ZONE DISTRICT: G-1/S-3/CD/DR
 CONSTRUCTION TYPE:

ZONING REQUIREMENTS

SETBACKS: FRONT W/32' HT LIMIT = 20' SIDES = 5'
 REAR = 20'
 COVERAGES: 50% MAX (3,875 SF) PROPOSED 3,420 / 7,750 = 44.13%
 FIRE SPRINKLING: REQUIRED
 PARKING: 1 SPACE PER 200 SQ. FT. OFFICE
 13 ON SITE PARKING SPACE (1 ACCESSIBLE)

SHEET INDEX

NO.	COVER SHEET W/ VICINITY MAP, STREET PHOTO
A1	SITE PLAN, VICINITY MAP, PLANNING DATA, DRIVEWAY PROFILE
A2	GROUND FLOOR LOBBY & PARKING
A3	2ND FLOOR COMMERCIAL
A4	3RD FLOOR RESIDENTIAL (UNITS: A, B, C & D)
A5	EXTERIOR ELEVATION
A6	SECTIONAL VIEWS

AREA SCHEDULE

GROUND FLOOR: 3,840 SQ. FT.
 LOBBY: 360 SF
 COV/PARKING: 3,420 SF (8 SPACES PROVIDED + 4 OUTSIDE PARKING SPACES PROPOSED)
 2ND FLOOR: COMMERCIAL SPACE 3,690 SQ. FT.
 OFFICES (EXCLUDING WALLS): 1,766 SF ± 200 SF = 8,833 (9) PARKING SPACES REQUIRED
 MEETING ROOM: 642 SF
 TOTAL 2ND FLOOR AREA: 3,700 SF
 3RD FLOOR: 3,840 SQ. FT.
 (4) UNITS: (2) 2 BDRM (2) 1 BDRM = 987.6 SF EACH
 UNIT 'A' = 987.6 SF UNIT 'B' = 987.6 SF
 UNIT 'C' = 658.0 SF UNIT 'D' = 658.0 SF

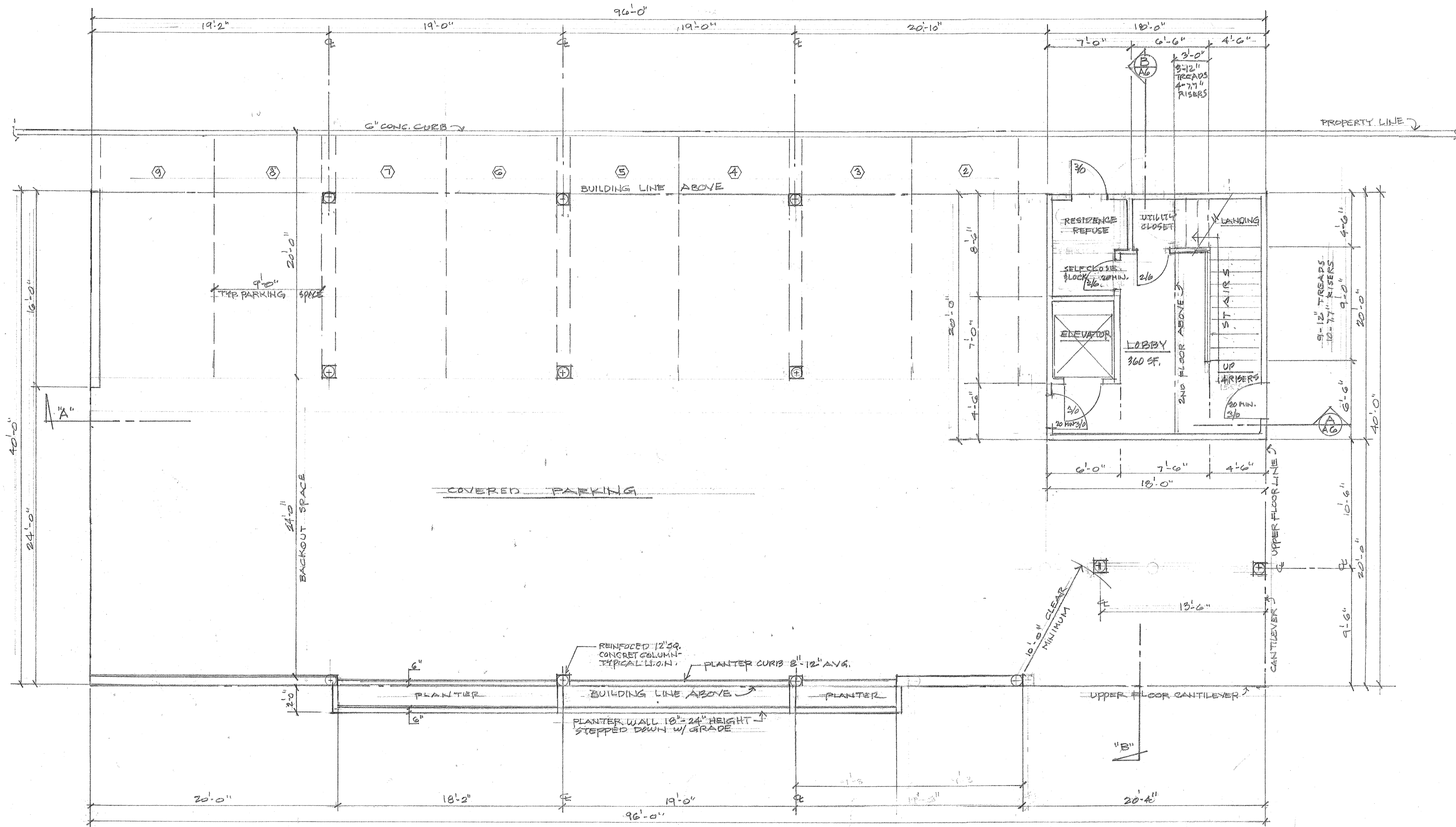
REVISIONS	BY

BOONE DESIGN GROUP
 2014 Terry Road
 Santa Rosa, CA 95405
 (707) 303-7108 Cell (707) 235-7125
 jeff@boonedesign.com

VICINITY MAP
 PLANNING DATA
 SITE PLAN
 DRIVEWAY PROFILE

A COMMERCIAL/RESIDENTIAL BLDG.
 FOR: CLONIA LLC
 516 PLAZA ALHAMBRA
 EL GRANADA, CA 94015
 KEVIN POWER (650) 892-3320

DRAWN	
REV	
CHECKED	
DATE	6/1/2018
SCALE	AS NOTED
JOB NO.	2018-2
SHEET	
A1	
OF	6 SHEETS



LOBBY & COVERED PARKING

1. SEE SHT. A-1, SITE PLAN FOR AVERAGE DRIVEWAY ELEVATIONS
2. LOBBY = 360 SQ. FT.
3. TOTAL PARKING = 12 SPACES ; (1) ACCESSIBLE, (6) COVERED, (3) OPEN
4. ELEVATOR TO BE ACCESSIBLE
- 5.

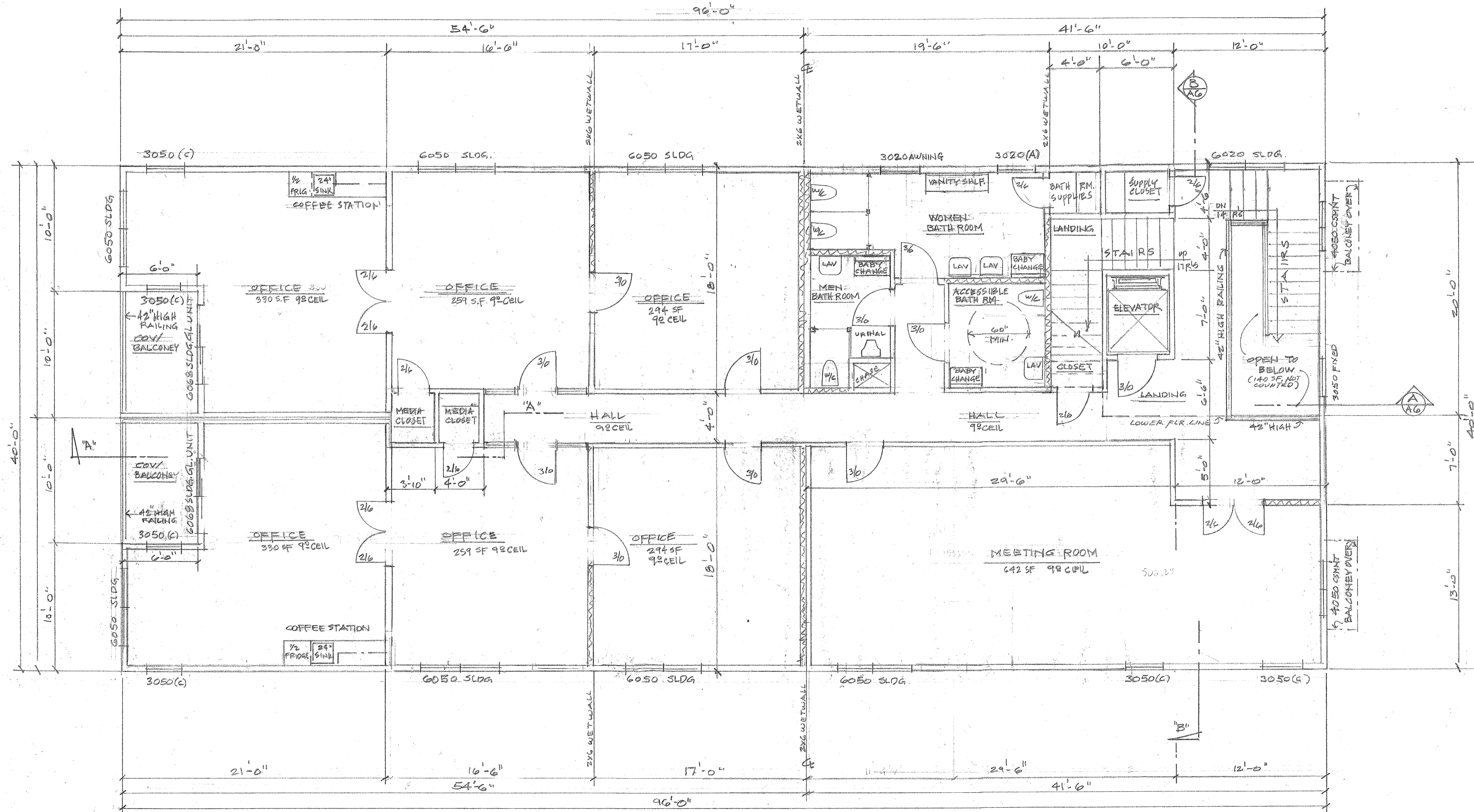
REVISIONS	BY

BOONE DESIGN GROUP
 2014 Terry Road
 Santa Rosa, CA 95403
 (707) 303-7108 Cell (707) 235-7120
 jboone@boonedesign.com

LOBBY & COVERED PARKING

A MIXED USE BUILDING
 JOB: CLONEA LLC.
 516 PLAZA ALHAMBRA
 EL GRANADA CA 94018
 KEVIN POWER (650) 892-5320

DRAWN	3/2/15
CHECKED	
DATE	6/20/18
SCALE	1/4" = 1'-0"
JOB NO.	2018-2
SHEET	1/2
OF	6 SHEETS



2ND FLOOR COMMERCIAL

OFFICE SPACE (EXCLUDING WALLS) = 1,766 SF ÷ 200 = 8.8 PARKING SPACES REQUIRED (12 PROVIDED)
 TOTAL 2ND FLOOR = 3,700 SQ. FT.

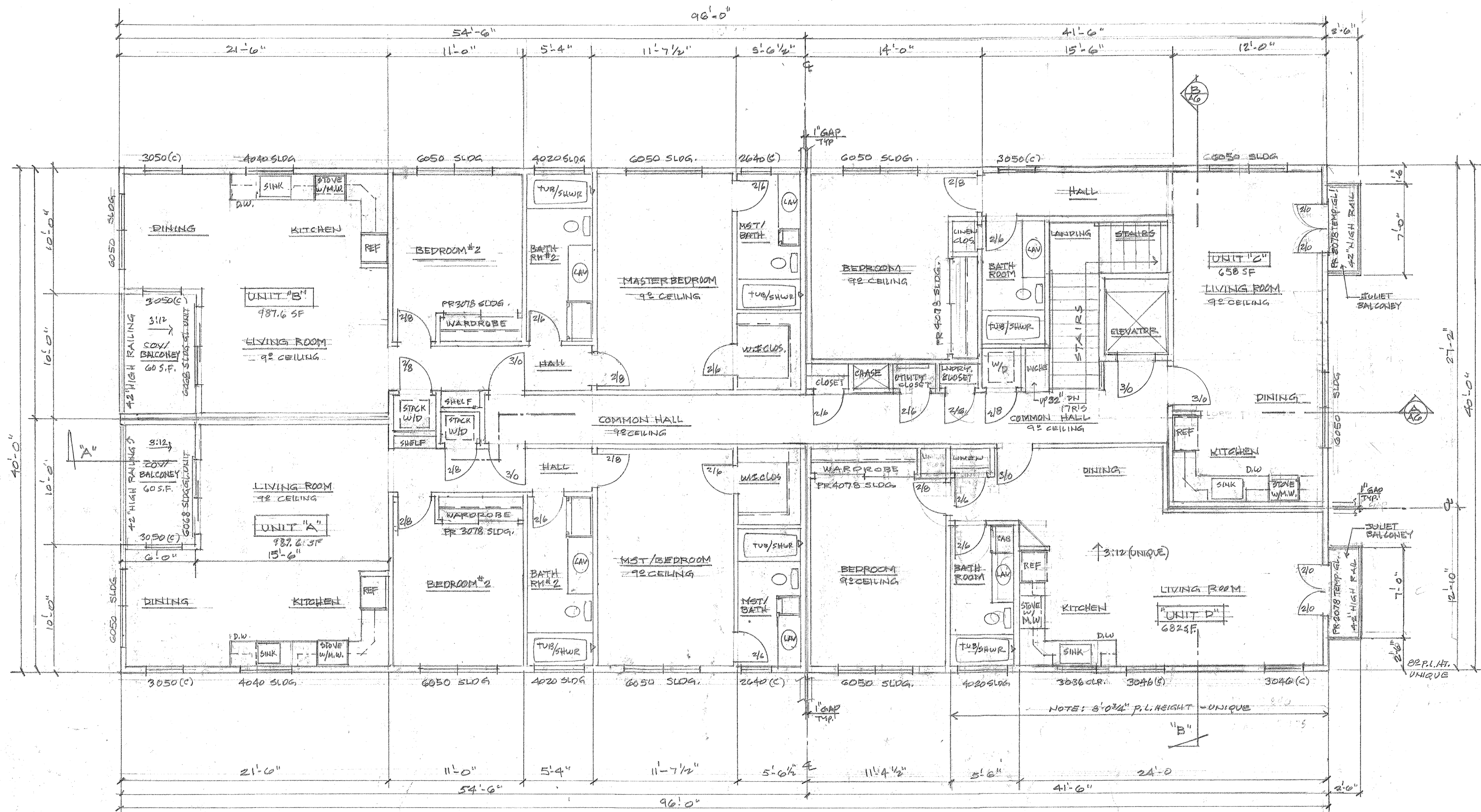
SCALE = 1/4" = 1'-0"

BOONE DESIGN GROUP
 2014 Terry Road
 Santa Rosa, CA 95403
 (707) 303-7108 Cell (707) 235-7120
 jeff@boonead.com

2ND FLOOR COMMERCIAL

A MIXED USE BUILDING
 FOR: CLONIA LLC
 516 PLAZA ALHAMBRA
 EL GRANADA, CA 94216
 KEVIN POWER (508) 22-3320

DRAWN: 5/23
 CHECKED: _____
 DATE: 6/12/2018
 SCALE: 1/4" = 1'-0"
 JOB NO.: 2018-2
 SHEET: A13
 OF 6 SHEETS



3RD FLOOR RESIDENTIAL 3,720 SQ. FT. ± 120 SQ. FT. COV/BALCONEYS & 35 SQ. FT. JULIET BALCONEYS

- UNIT A = 987.6 SF + 60 SF. COV/BALCONEY
- UNIT B = 987.6 SF + 60 SF. COV/BALCONEY
- UNIT C = 658 SF + 17.5 SF. JULIET BALCONEY
- UNIT D = 682 SF + 17.5 SF. JULIET BALCONEY

SCALE 1/4" = 1'-0"

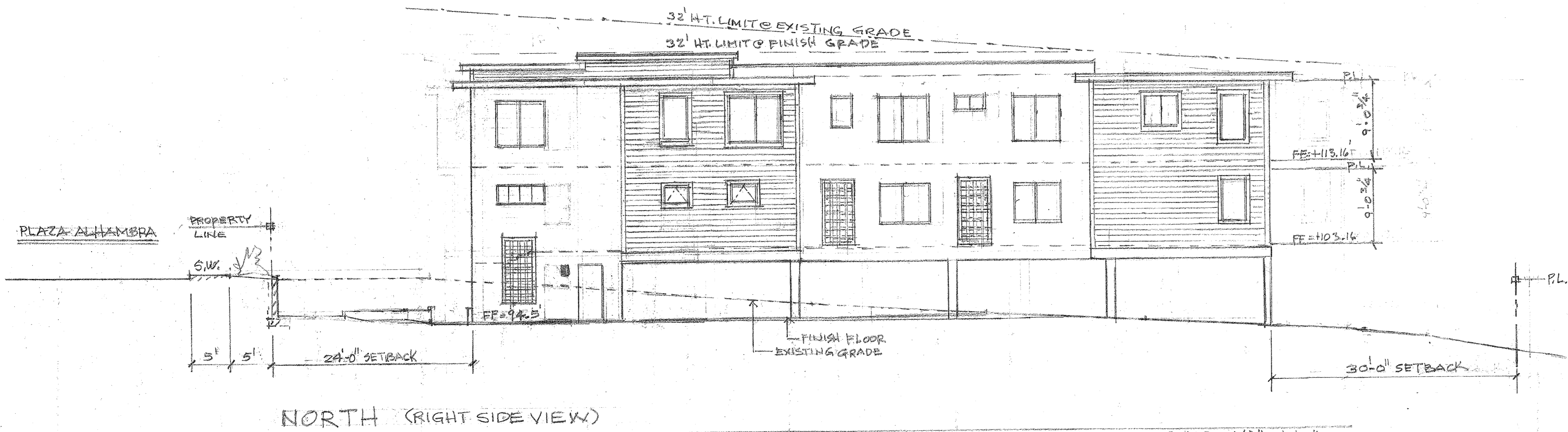
REVISIONS	BY

BOONE DESIGN GROUP
 2014 Terry Road
 Santa Rosa, CA 95403
 (707) 303-7108 Cell (707) 255-7120
 jeff@boonegroup.com

3RD FLOOR RESIDENTIAL

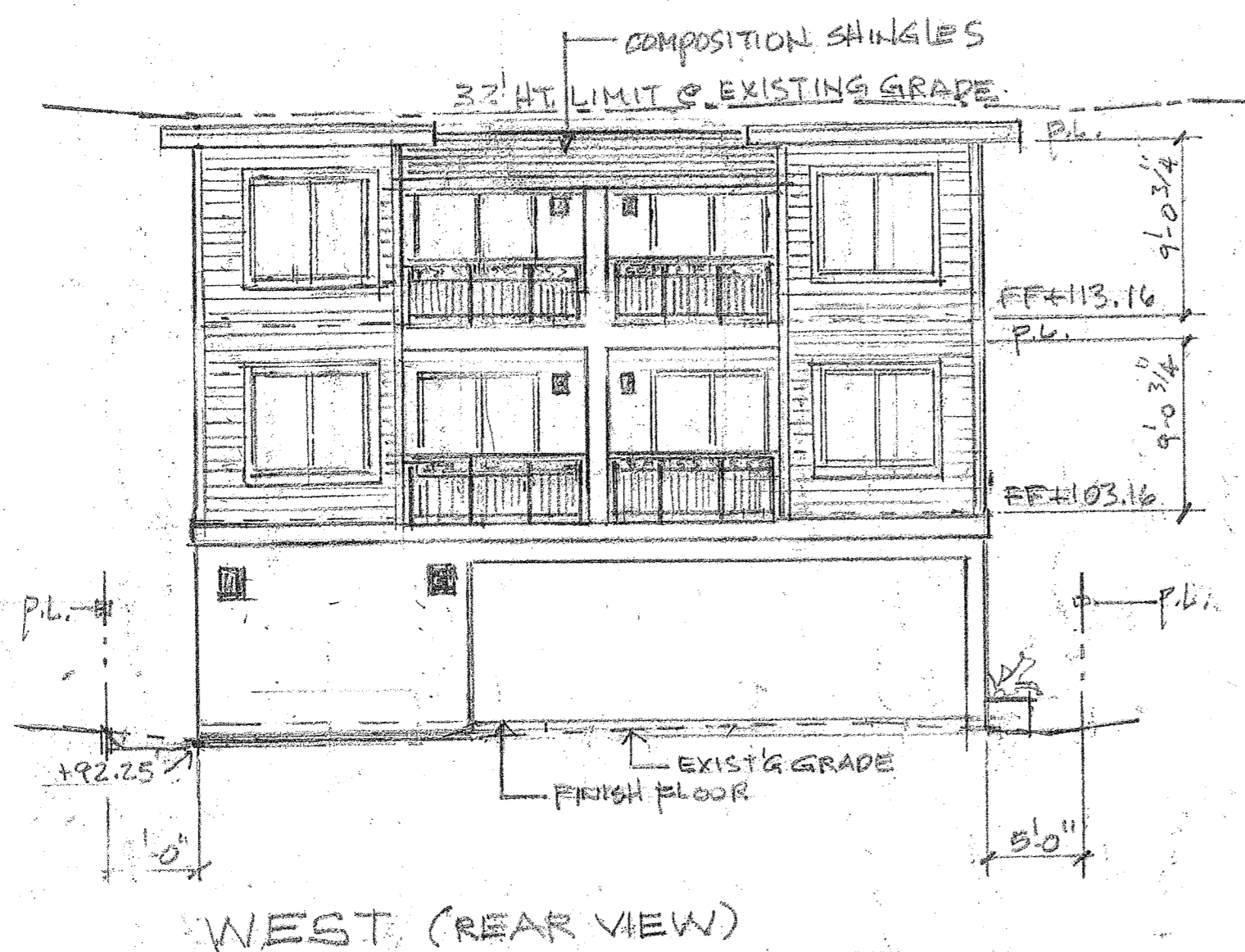
A MIXED USE BUILDING
 JOE CLONEA LLC
 515 PLAZA ALHAMBRA
 EL GRANADA, CA 94012
 KEVIN POWER (650) 892-3320

DRAWN	SIRAS
CHECKED	
DATE	6/1/2018
SCALE	1/4" = 1'-0"
JOB NO.	2018-2
SHEET	1/4
OF	6 SHEETS

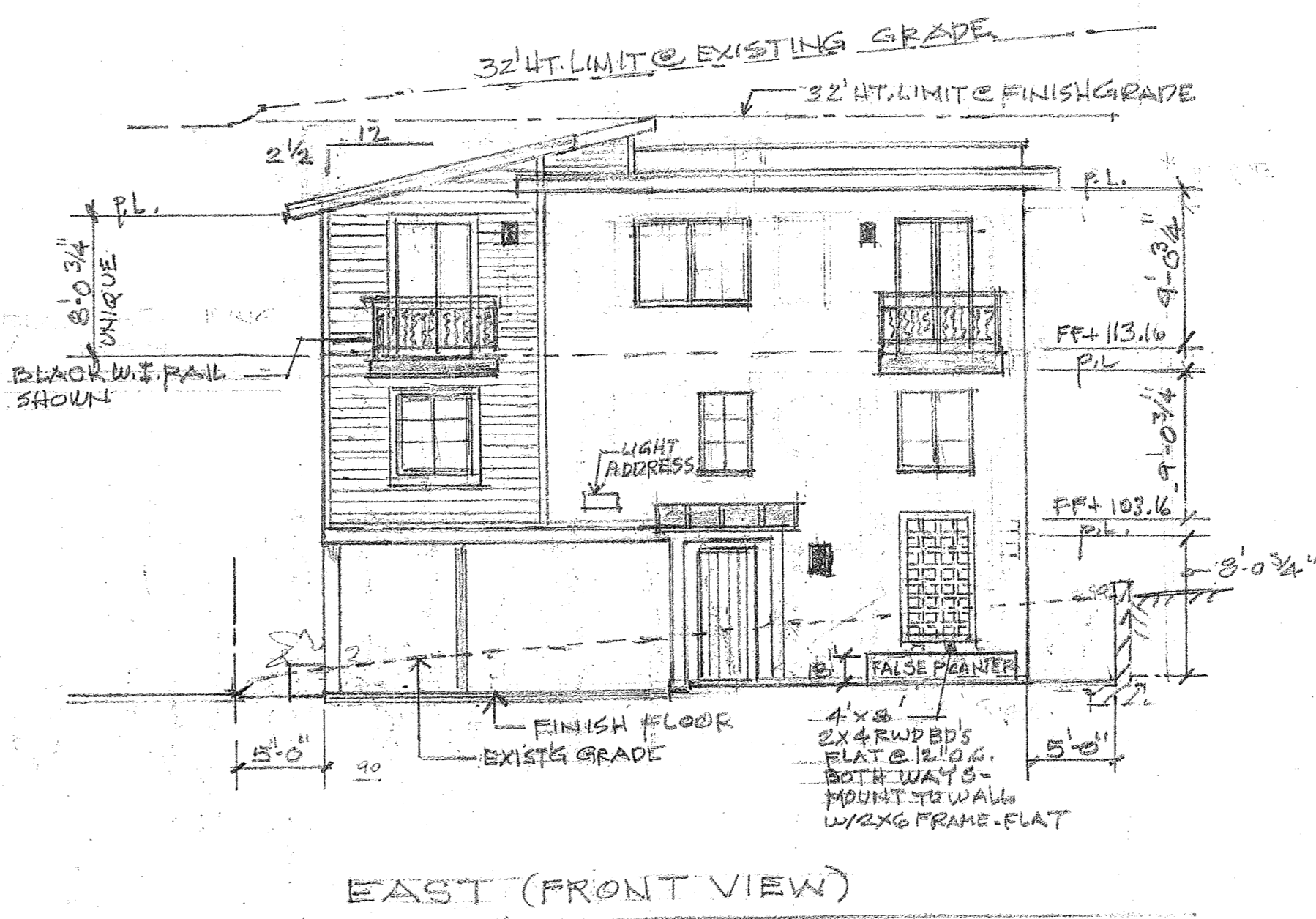


NORTH (RIGHT SIDE VIEW)

SCALE = 1/8" = 1'-0"



WEST (REAR VIEW)

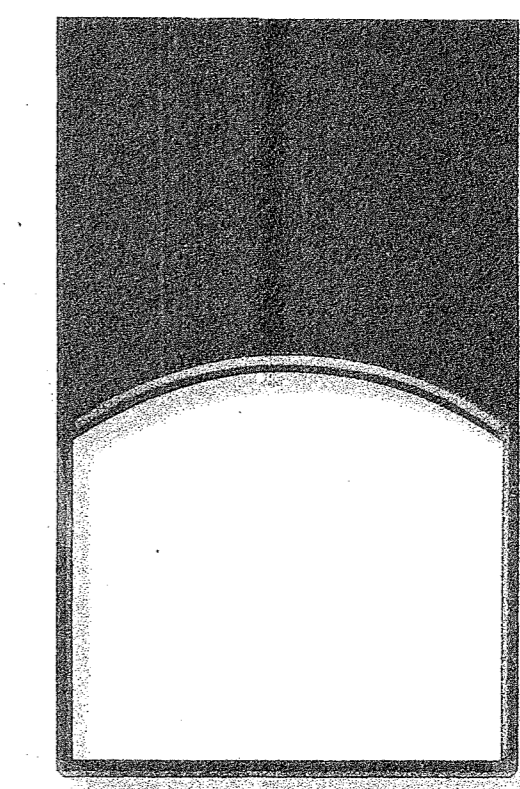


EAST (FRONT VIEW)



SOUTH (LEFT VIEW)

SCALE 1/8" = 1'-0"



ZODIAC - EW6612

Die-cast and formed aluminum
Powder-coated finish with polymeric lens
May be mounted both upward or downward
Dimmable with EIV dimmer (not included)
Custom options available

COLOR TEMP	3000K
CR (RA)	>90
DIMMING	100%-10%
RATED LIFE	50,000 HOURS
FINISH	BK - Black

WATTAGE	8W
VOLTAGE	120V
TOTAL LUMENS	630*
DELIVERED LUMENS	375*

DARK SKY EXTERIOR WALL MOUNTED LIGHT-TYPICAL
N6 SCALE

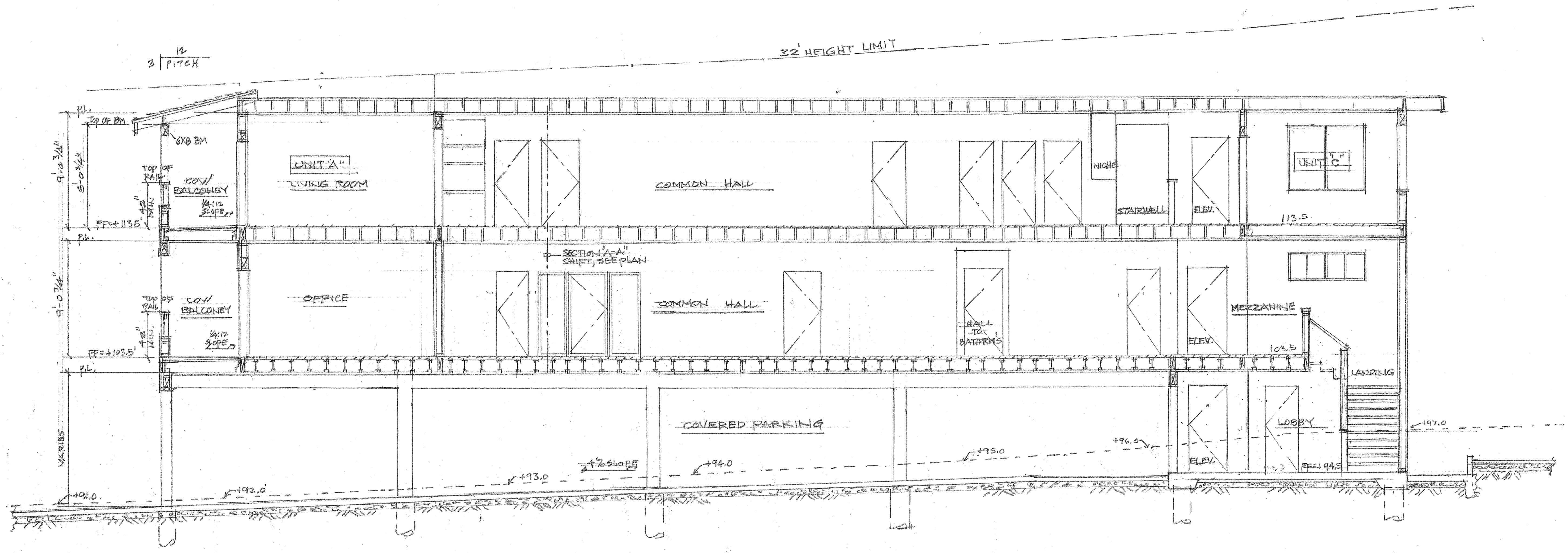
REVISIONS	BY

BOONE DESIGN GROUP
2014 Terry Road
Santa Rosa, CA 95403
(707) 303-7108 Cell (707) 235-7720
info@boonedesign.com

EXTERIOR ELEVATIONS

A COMMERCIAL/RESIDENTIAL BLDG.
FOR: CLONEA LLC.
510 PLAZA ALHAMBRA
EL GRANADA, CA 94018
KEVIN POWELL (650) 892-3120

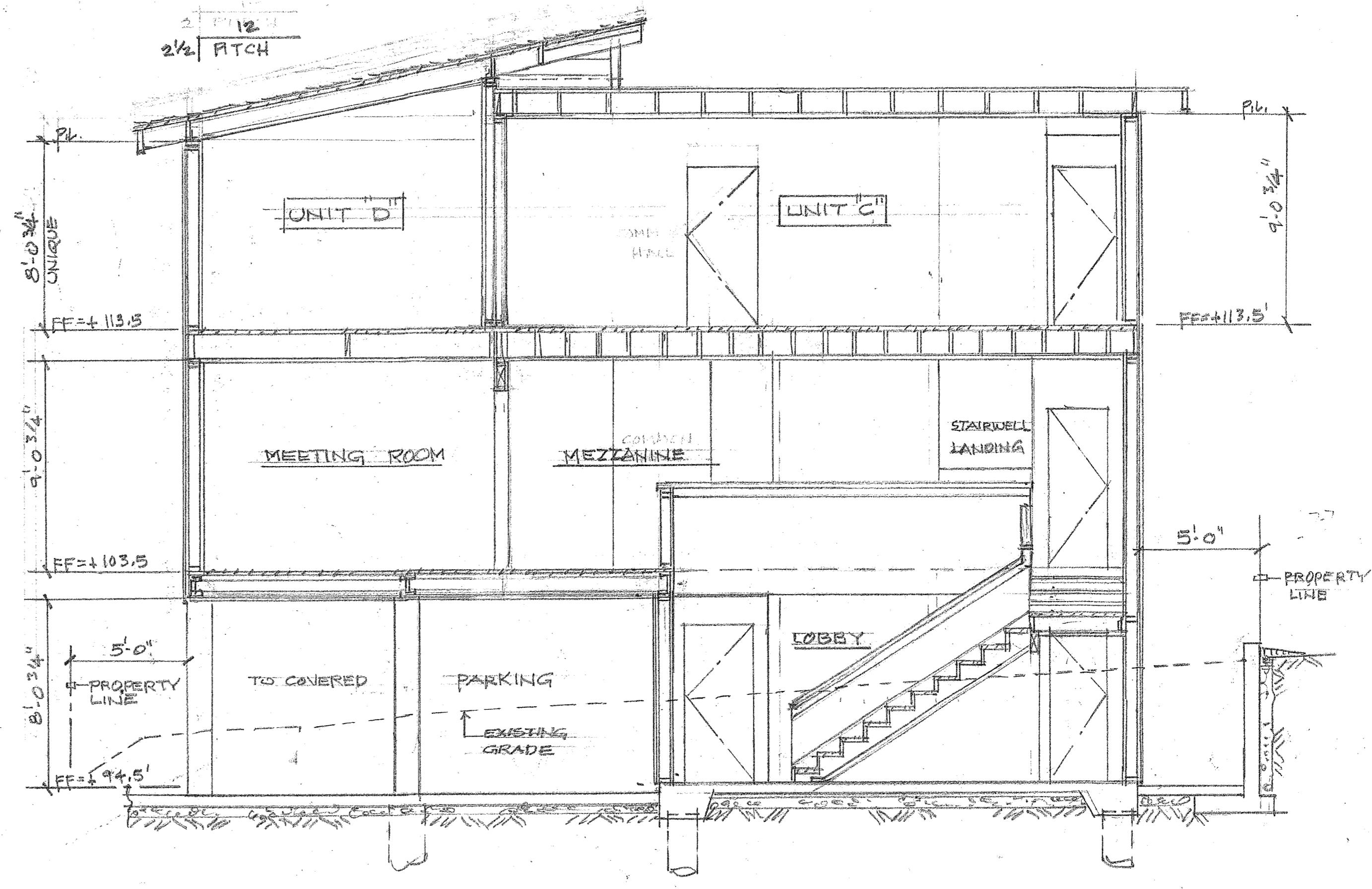
DRAWN	JRS
CHECKED	
DATE	9/1/2018
SCALE	1/8" = 1'-0"
JOB NO.	2018-2
SHEET	15
OF	6 SHEETS



SECTION "A-A"

32' HT. LIMIT @ GRADE

SCALE 1/4" = 1'-0"



SECTION "B-B"

1/4" = 1'-0"

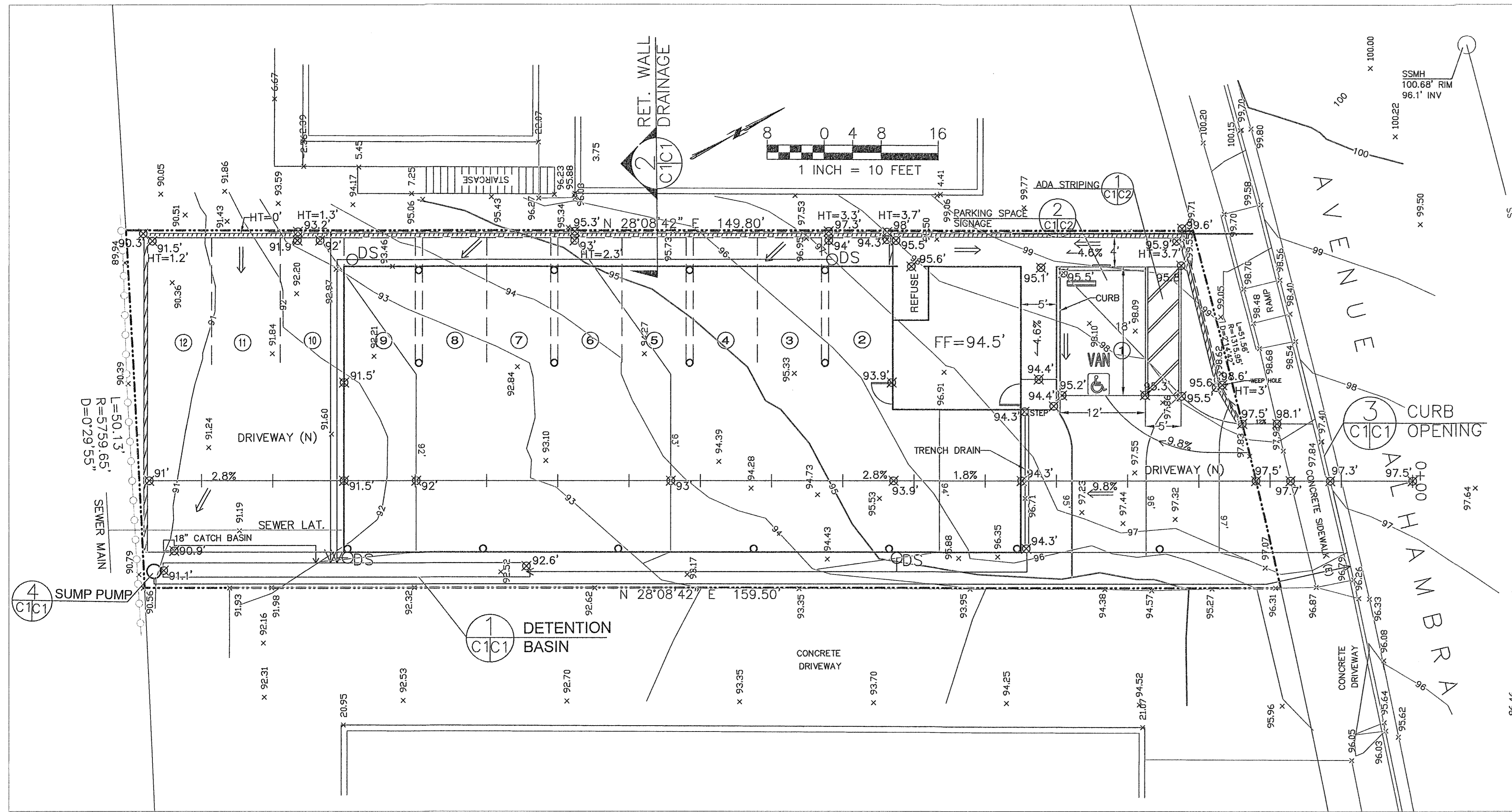
REVISIONS	BY

BOONE DESIGN GROUP
 2014 Terry Road
 Santa Rosa, CA 95403
 (707) 503-7108 Cell (707) 235-7120
 jeffrey.boone@cdg.com

SECTIONAL VIEWS

A MIXED USE BUILDING
 DRG: CLONEALLC
 SIGPLAZA ATAMBERA
 EL GRANADA, CA 94408
 KEVIN POWERS (650) 892-3320

DRAWN 3/2/13
CHECKED
DATE 6/1/2012
SCALE 1/4" = 1'-0"
JOB NO. 2012-2
SHEET A/G
OF 6 SHEETS

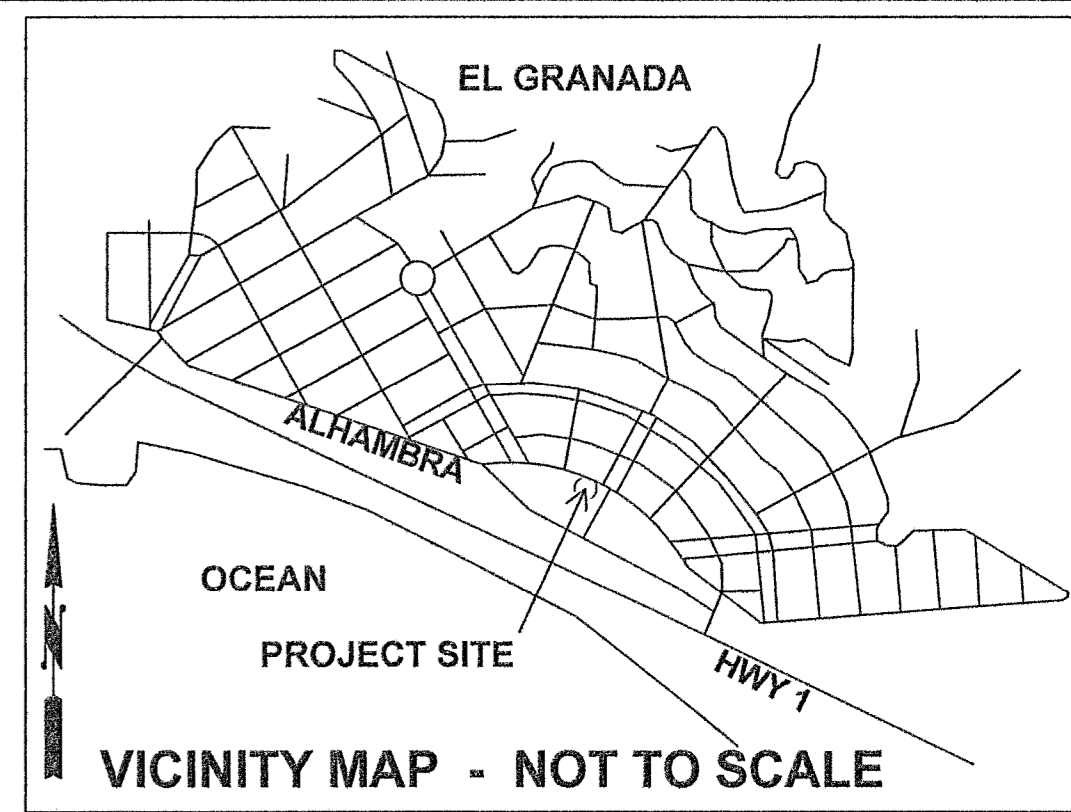


LEGEND

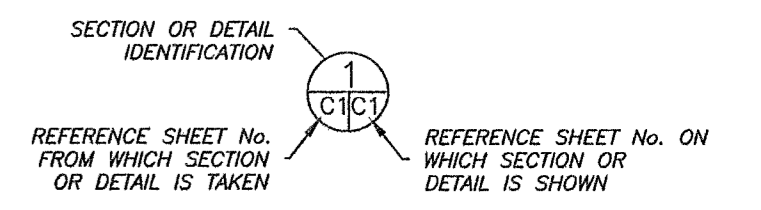
- 96.95' X EXISTING SPOT ELEVATION
- 99.8' PROPOSED SPOT ELEVATION
- EXISTING CONTOURS
- PROPOSED CONTOURS
- RETAINING WALL
- DIRECTION OF SURFACE DRAINAGE FLOW
- DS O DOWNSPOUT
- SOLID PLASTIC DRAIN PIPE, SDR 35 @ 1% MINIMUM SLOPE. ALL DRAIN PIPES TO BE 4" DIA. UNLESS OTHERWISE NOTED.
- PERFORATED PLASTIC DRAIN PIPE, SDR 35 @ 1% MINIMUM SLOPE. ALL DRAIN PIPES TO BE 4" DIA. UNLESS OTHERWISE NOTED.

ABBREVIATIONS

- E: EXISTING
- N: NEW, OR PROPOSED
- EL: ELEVATION
- FF: FINISH FLOOR



SECTION AND DETAIL CONVENTION



GENERAL NOTES

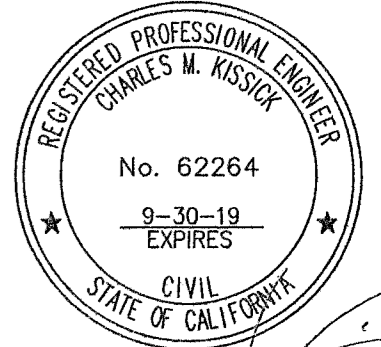
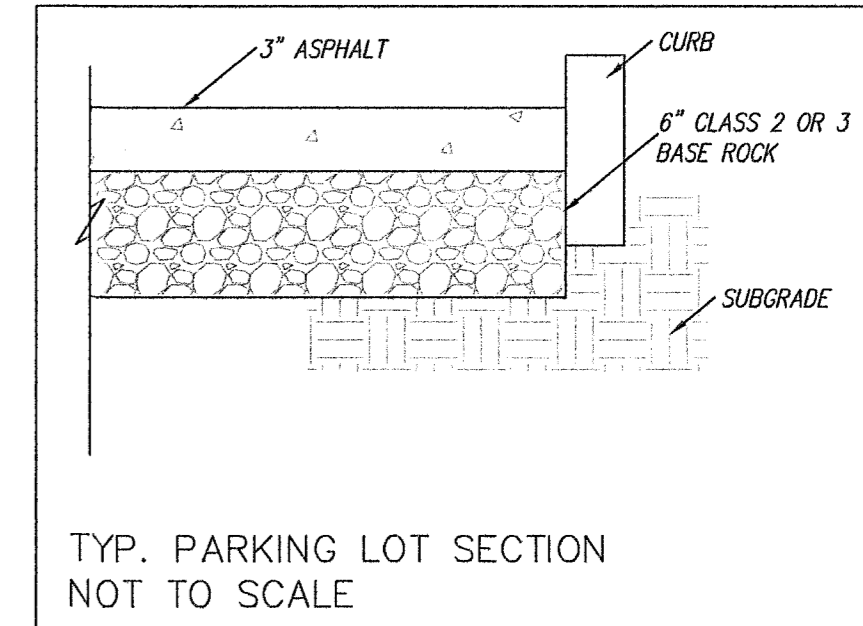
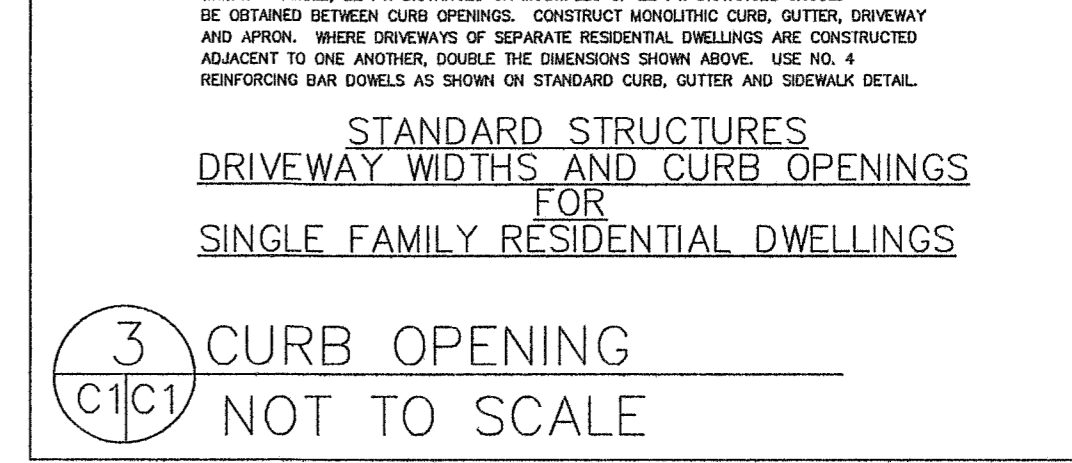
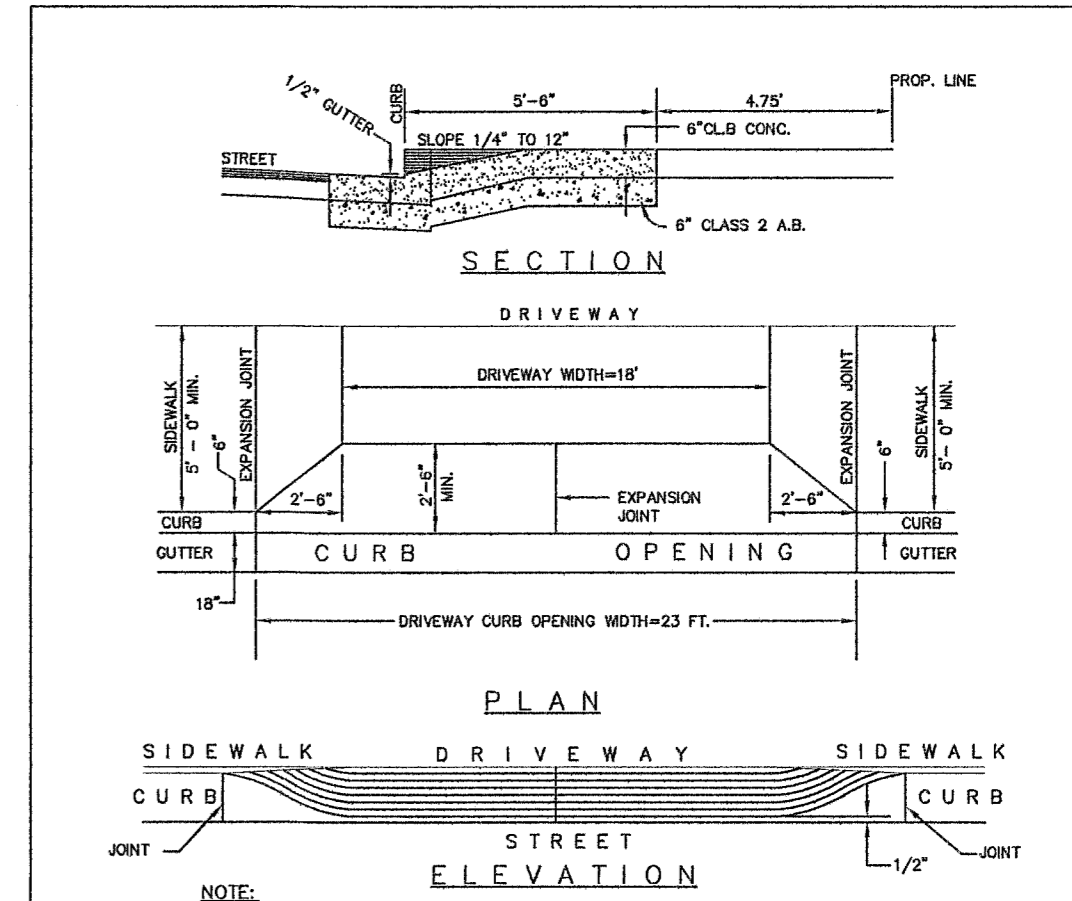
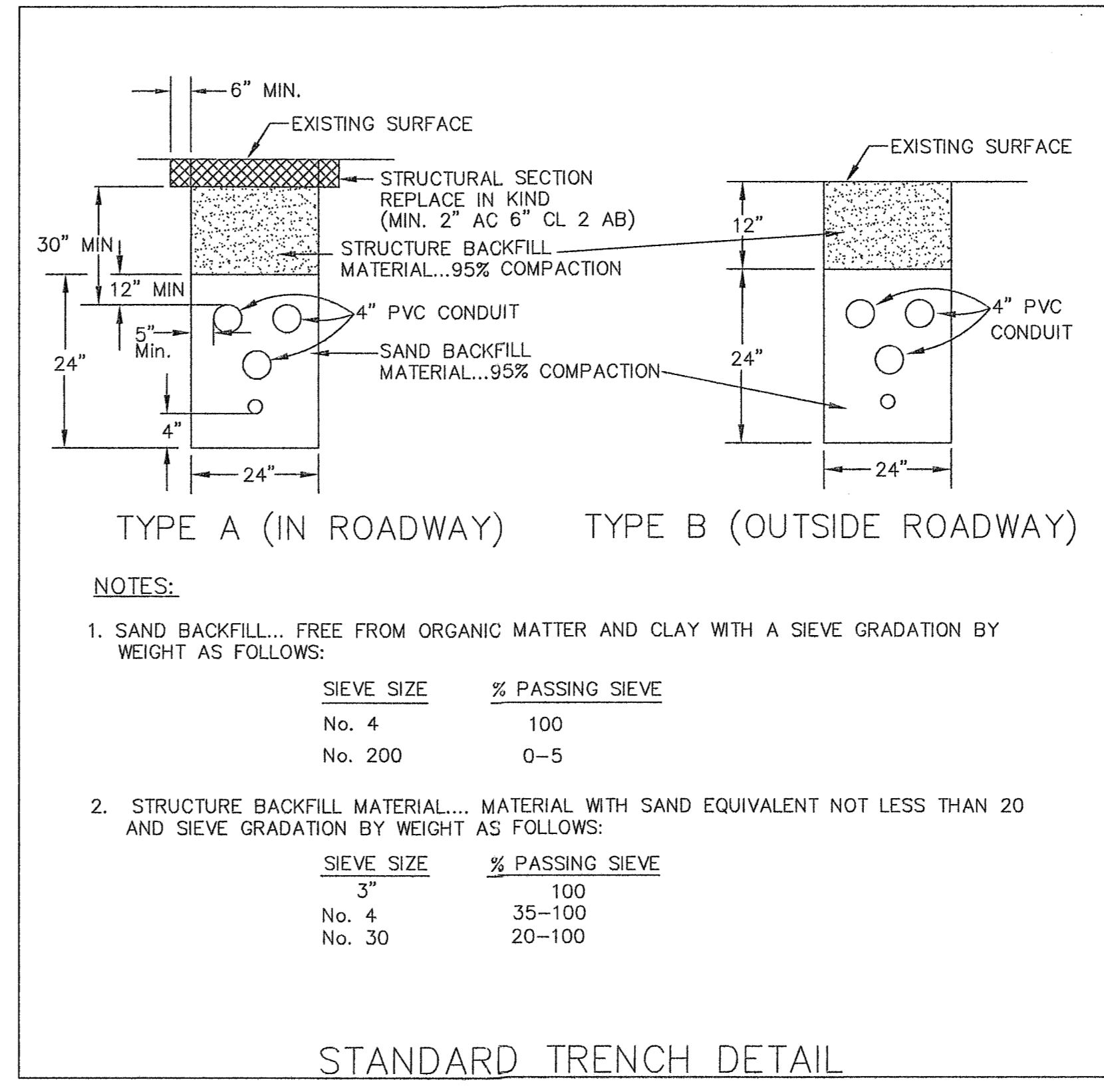
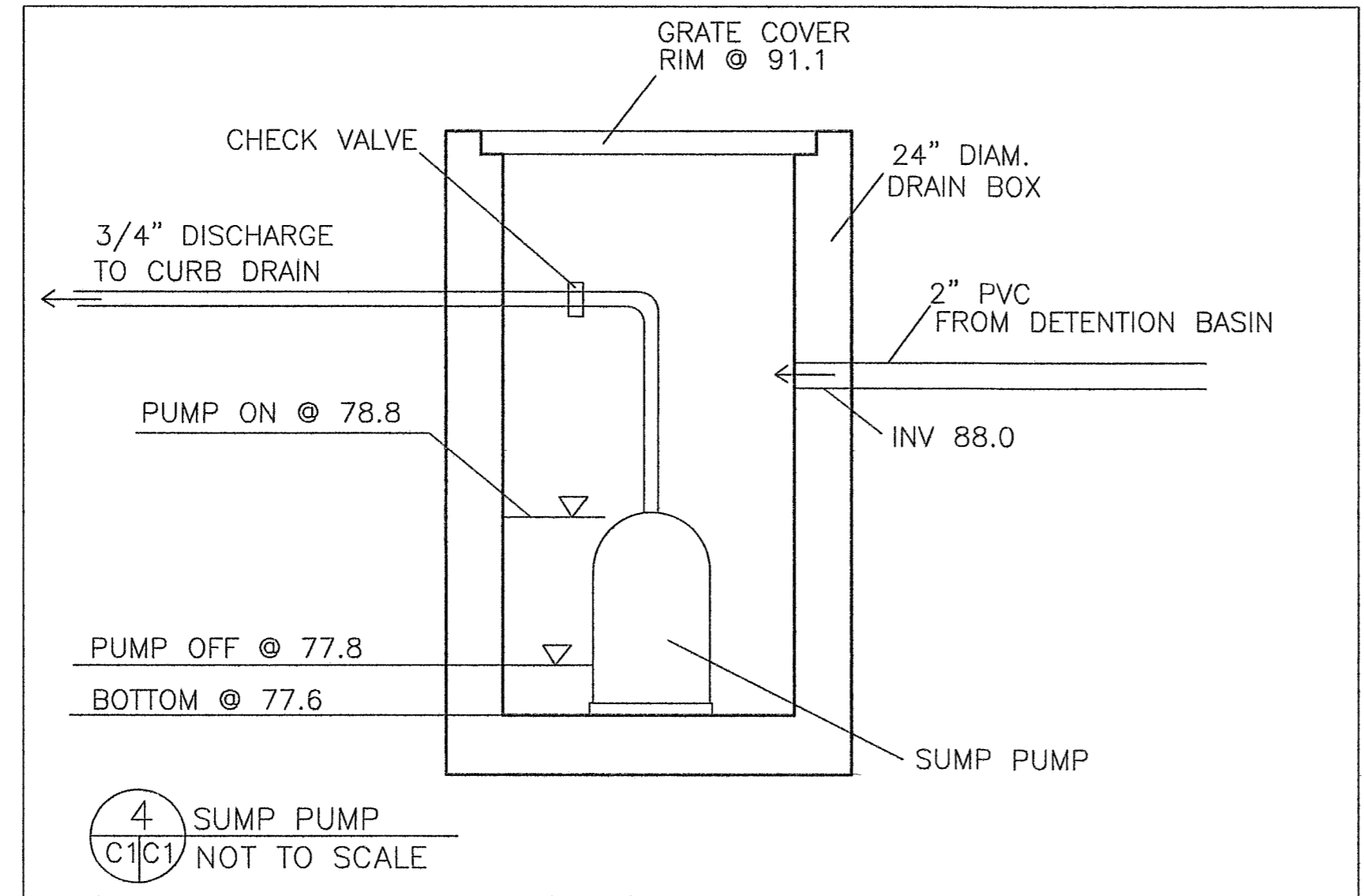
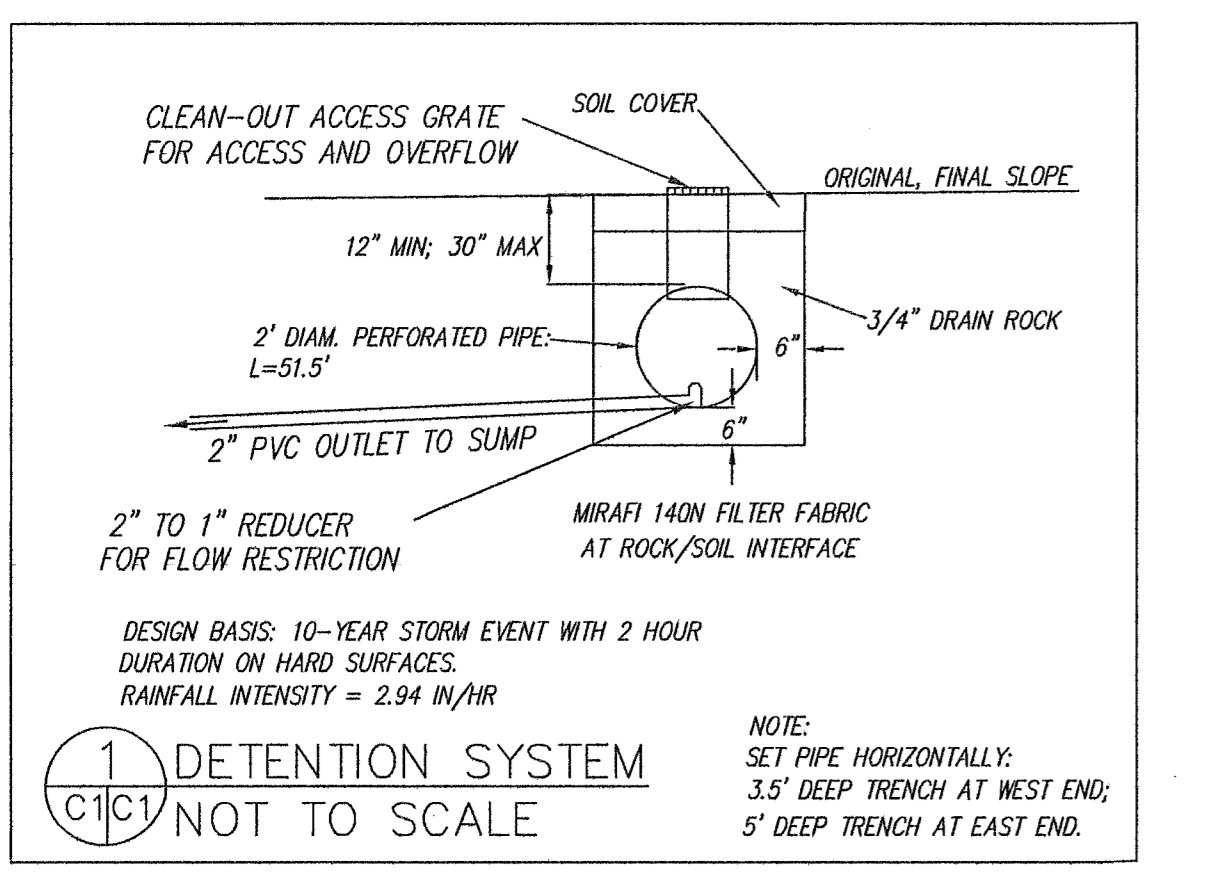
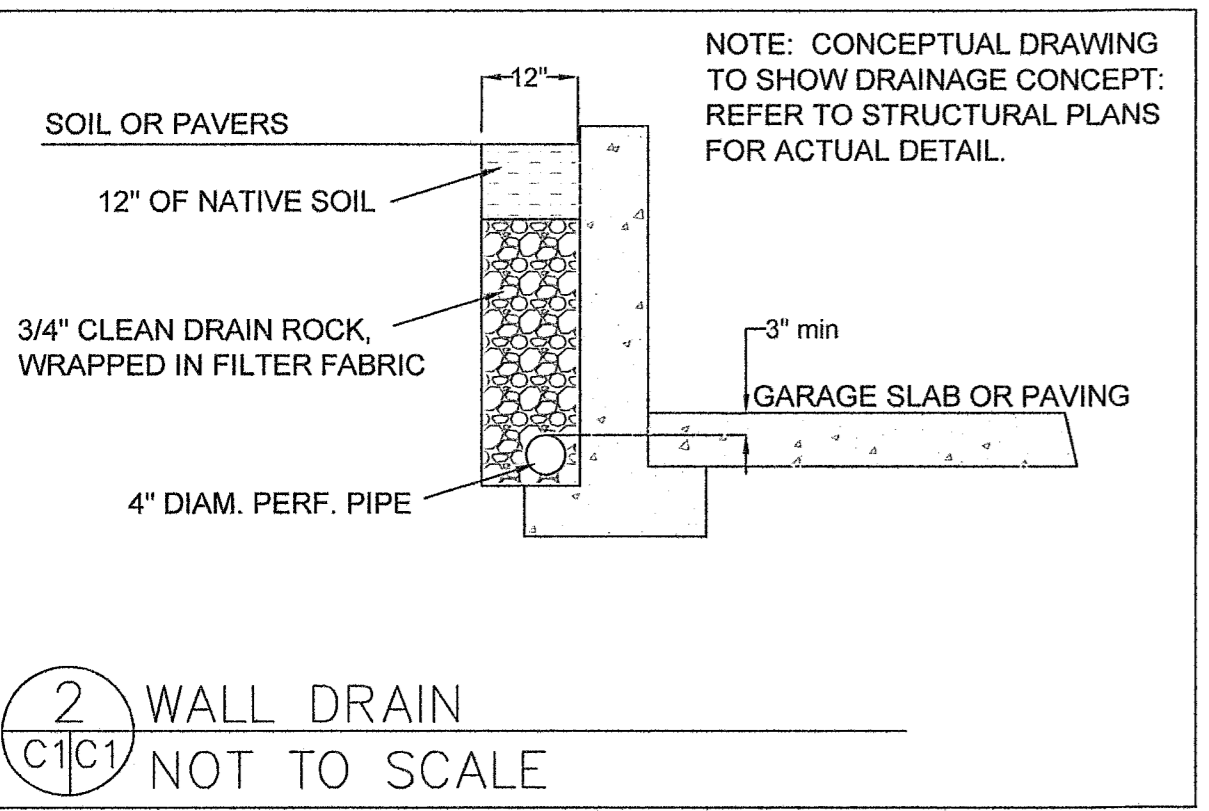
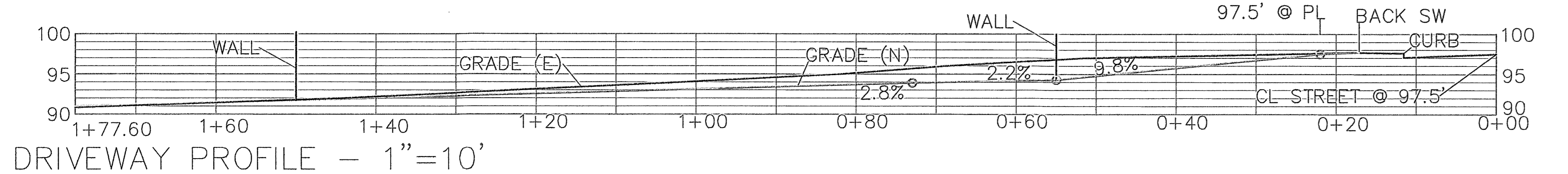
1. PLANS PREPARED AT THE REQUEST OF: KEVIN POWER, OWNER
2. SURVEY AND TOPOGRAPHY BY S. MICALLEF; 10-26-17.
3. THIS IS NOT A BOUNDARY SURVEY.
4. ELEVATION DATUM IS ASSUMED.

DRAINAGE NOTES

1. DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF AND DRIVEWAY RUNOFF TO A SAFE LOCATION, AND TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS AND IN PARKING GARAGE.
2. ALL SOLID DRAIN LINES SHALL LEAD TO DETENTION BASIN AS SHOWN.
3. ALL ROOF DRAINAGE PIPES SHALL BE 4" DIAMETER SOLID PIPE, SLOPED AT 1% MINIMUM.
4. SUMP PUMP SHALL BE SIZED BY CONTRACTOR, BASED ON EXPECTED VOLUME OF WATER.

GRADING NOTES

- CUT VOLUME: 520 CY
- FILL VOLUME: 10 CY
- ABOVE VOLUMES ARE APPROXIMATE.
- ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.
- ALL TRENCHES UNDER PROPOSED PAVED AREAS OR CONCRETE SHALL BE BACKFILLED TO SUBGRADE ELEVATION WITH COMPACTED APPROVED GRANULAR MATERIALS. IF TRENCHES ARE IN PROPOSED LANDSCAPE AREAS, THEY SHALL BE BACKFILLED WITH COMPACTED APPROVED GRANULAR MATERIAL TO WITHIN ONE FOOT OF FINISHED GRADE, AND THEN FILLED WITH HAND TAMPED SOILS.

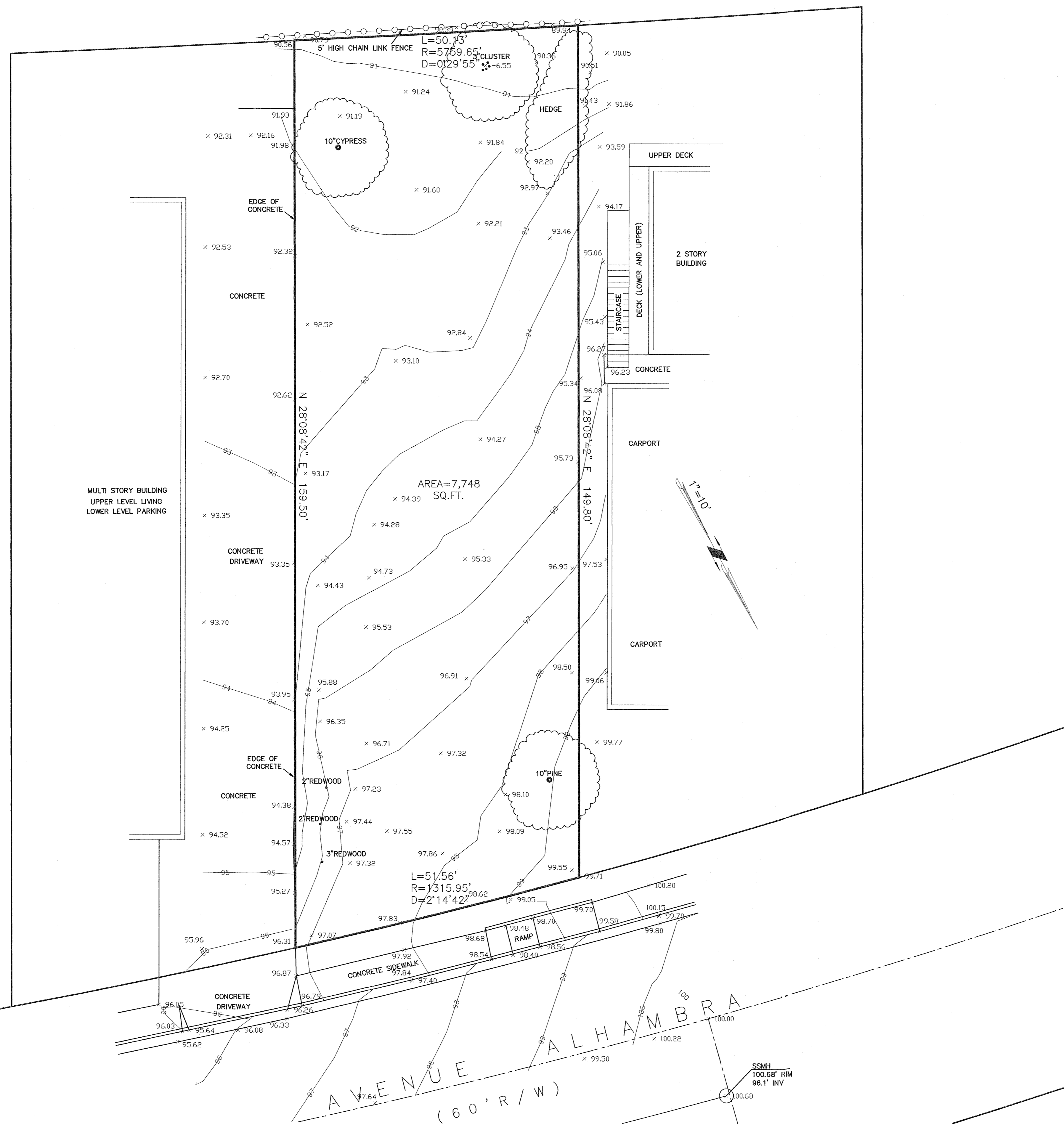


Sigma Prime Geosciences, Inc.
 SIGMA PRIME GEOSCIENCES, INC.
 332 PRINCE OAK AVENUE
 EL GRANADA, CALIFORNIA 94728-3680
 (925) 728-3680
 FAX: 728-3683

DATE: 6-27-18
 DRAWN BY: CMK
 CHECKED BY: AZG
 REV. DATE:
 REV. DATE:
 REV. DATE:

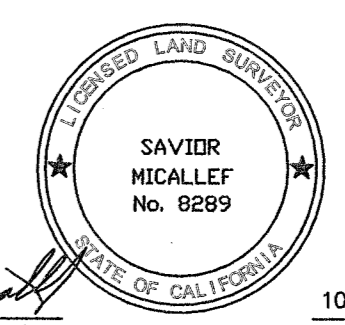
GRADING AND DRAINAGE PLAN

SHEET C-1



BENCHMARK STATEMENT:
 THE ELEVATIONS SHOWN ARE ON AN ASSUMED DATUM.

SURVEYOR'S STATEMENT:
 THIS TOPOGRAPHIC SURVEY WAS MADE BY ME OR UNDER MY DIRECTION ON THE GROUND AND REPRESENTS MEASUREMENTS MADE OCTOBER 2017. THE BOUNDARY SHOWN IS A RECORD BOUNDARY ONLY. A TITLE REPORT WAS NOT PROVIDED TO THE SURVEYOR BY THE CLIENT. SOME PROPERTY CORNERS WERE FOUND ON THE SUBJECT PROPERTY. NO EASEMENTS ARE SHOWN. EASEMENTS MIGHT BE LISTED IN A TITLE REPORT.



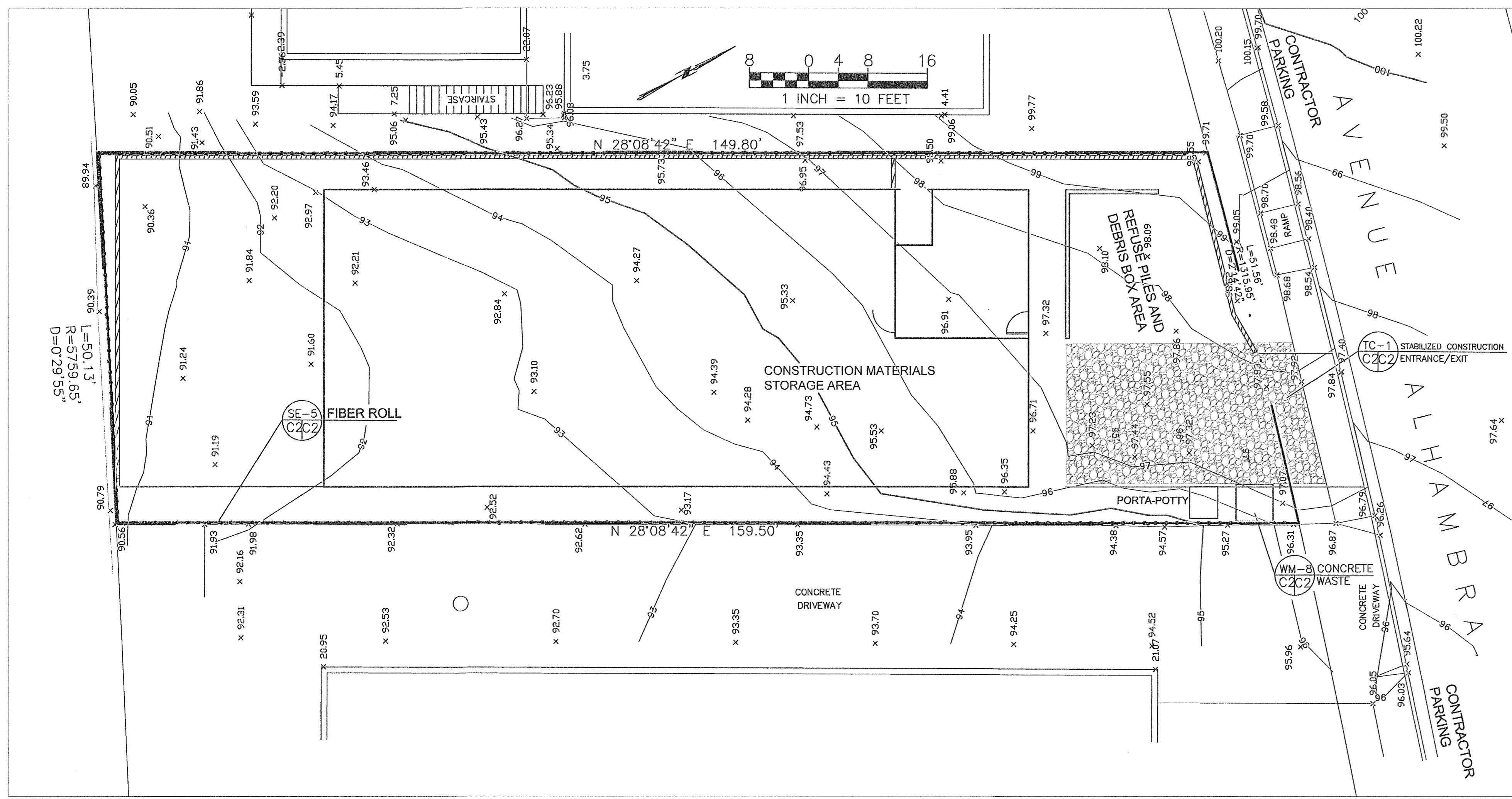
Savor P. Micallef
 SAVOR P. MICALLEF
 LAND SURVEYOR, LS 8289
 (805) 709-2423

10-26-17
 DATE

SAVIOR P. MICALLEF LAND SURVEYING
 421 WILDWOOD DRIVE
 SOUTH SAN FRANCISCO, CA 94080
 805/709-2423

TOPOGRAPHIC SURVEY OF
 APN 047-204-020, VACANT LAND
 ON AVENUE ALHAMBRA, EL GRANADA, CA

Revisions	
No.	
Date: 10-26-17	
Scale: 1"=10'	
Design: SPM	
Drawn: SPM	
Approved: SPM	
Job No.	



EROSION CONTROL POINT OF CONTACT

THIS PERSON WILL BE RESPONSIBLE FOR EROSION CONTROL AT THE SITE AND WILL BE THE COUNTY'S MAIN POINT OF CONTACT IF CORRECTIONS ARE REQUIRED.

NAME: KEVIN POWER
 TITLE/QUALIFICATION: OWNER/CONTRACTOR
 PHONE: 650-892-3320
 PHONE:
 E-MAIL: POWERBUILDERSINC@GMAIL.COM

USE OF PLASTIC SHEETING BETWEEN OCTOBER 1ST AND APRIL 30TH IS NOT ACCEPTABLE, UNLESS FOR USE ON STOCKPILES WHERE THE STOCKPILE IS ALSO PROTECTED WITH FIBER ROLLS CONTAINING THE BASE OF THE STOCKPILE.

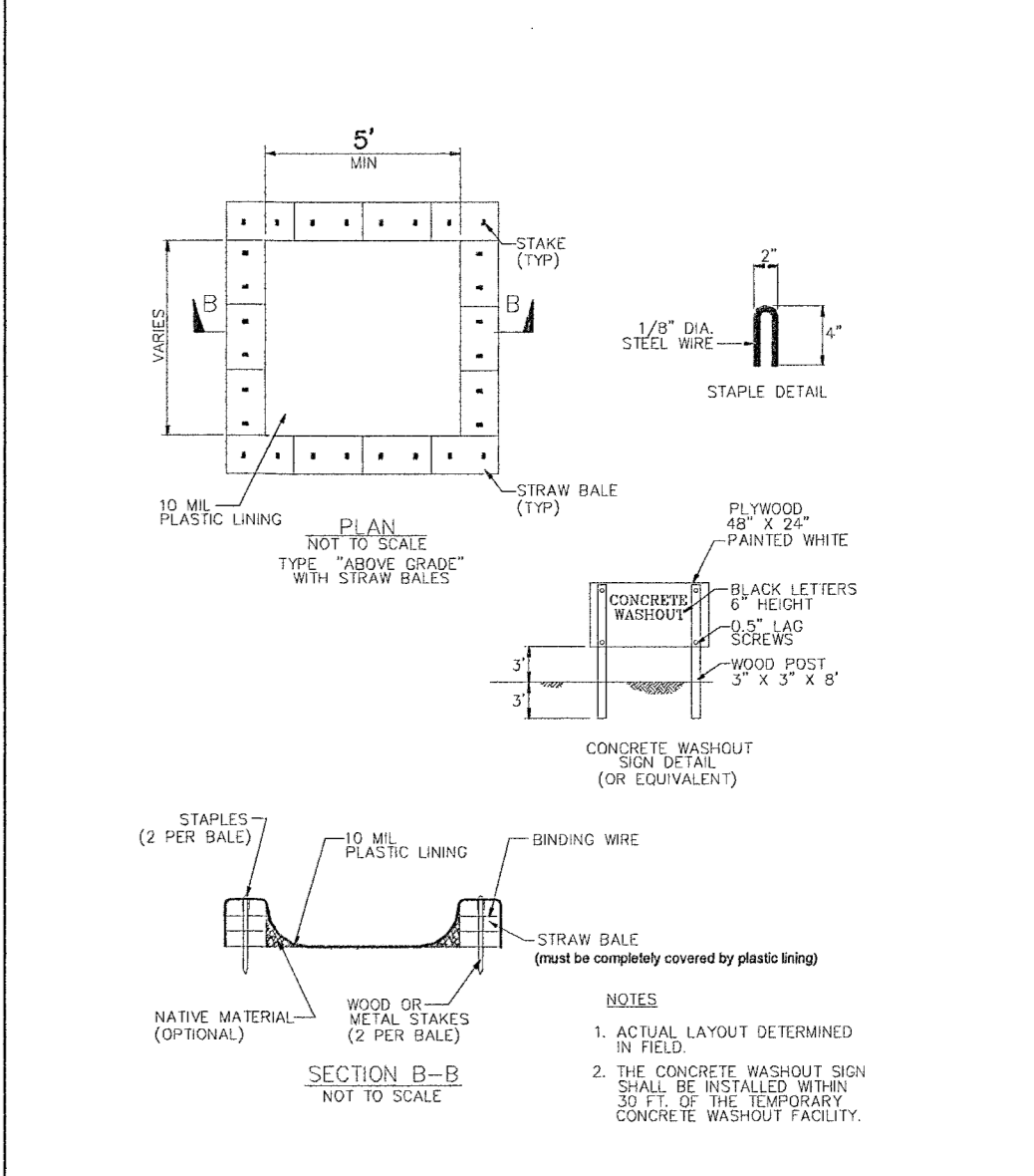
- GENERAL EROSION AND SEDIMENT CONTROL NOTES**
- There will be no stockpiling of soil. All excavated soil will be hauled off-site as it is excavated.
 - Perform clearing and earth-moving activities only during dry weather. Measures to ensure adequate erosion and sediment control shall be installed prior to earth-moving activities and construction.
 - Measures to ensure adequate erosion and sediment control are required year-round. Stabilize all denuded areas and maintain erosion control measures continuously between October 1 and April 30.
 - Store, handle, and dispose of construction materials and wastes properly, so as to prevent their contact with stormwater.
 - Control and prevent the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
 - Use sediment controls or filtration to remove sediment when dewatering site and obtain Regional Water Quality Control Board (RWQCB) permit(s) as necessary.
 - Avoid cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
 - Limit and time applications of pesticides and fertilizers to prevent polluted runoff.
 - Limit construction access routes to stabilized, designated access points
 - Avoid tracking dirt or other materials off-site; clean off-site paved areas and sidewalks using dry sweeping methods.
 - Train and provide instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
 - Placement of erosion materials is required on weekends and during rain events.
 - The areas delineated on the plans for parking, grubbing, storage etc., shall not be enlarged or "run over."
 - Dust control is required year-round.
 - Erosion control materials shall be stored on-site
 - There will be no tree protection. Small trees on property to be removed.

EROSION CONTROL NOTES

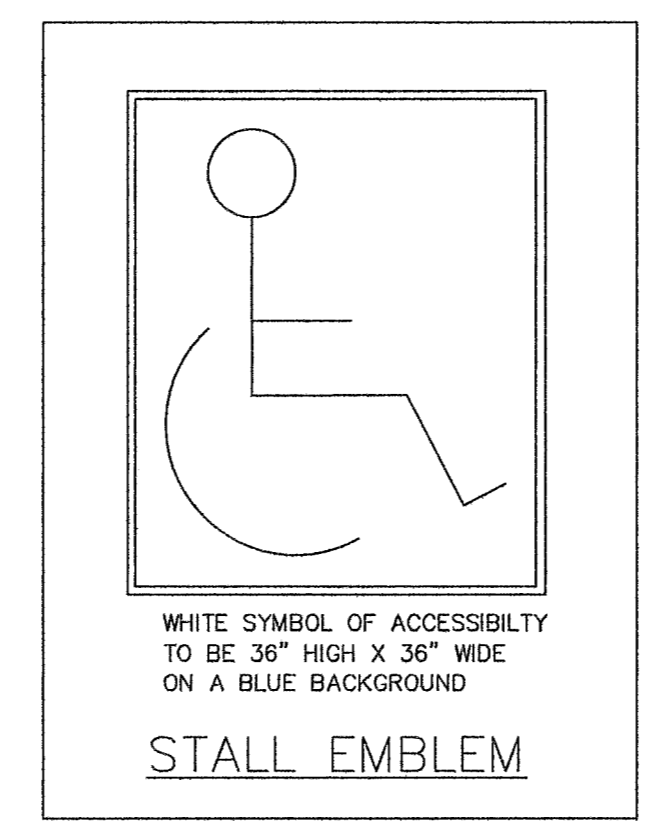
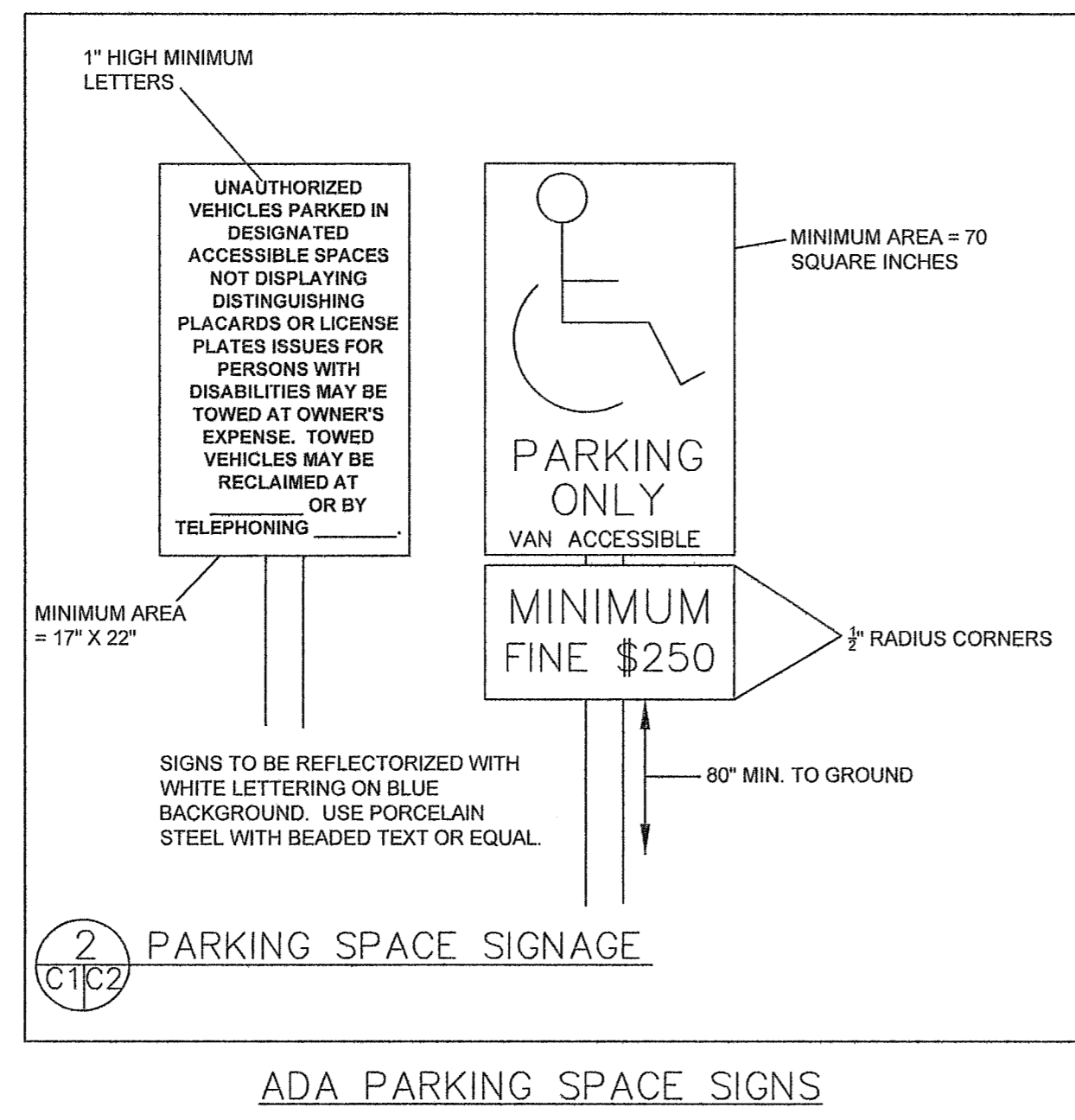
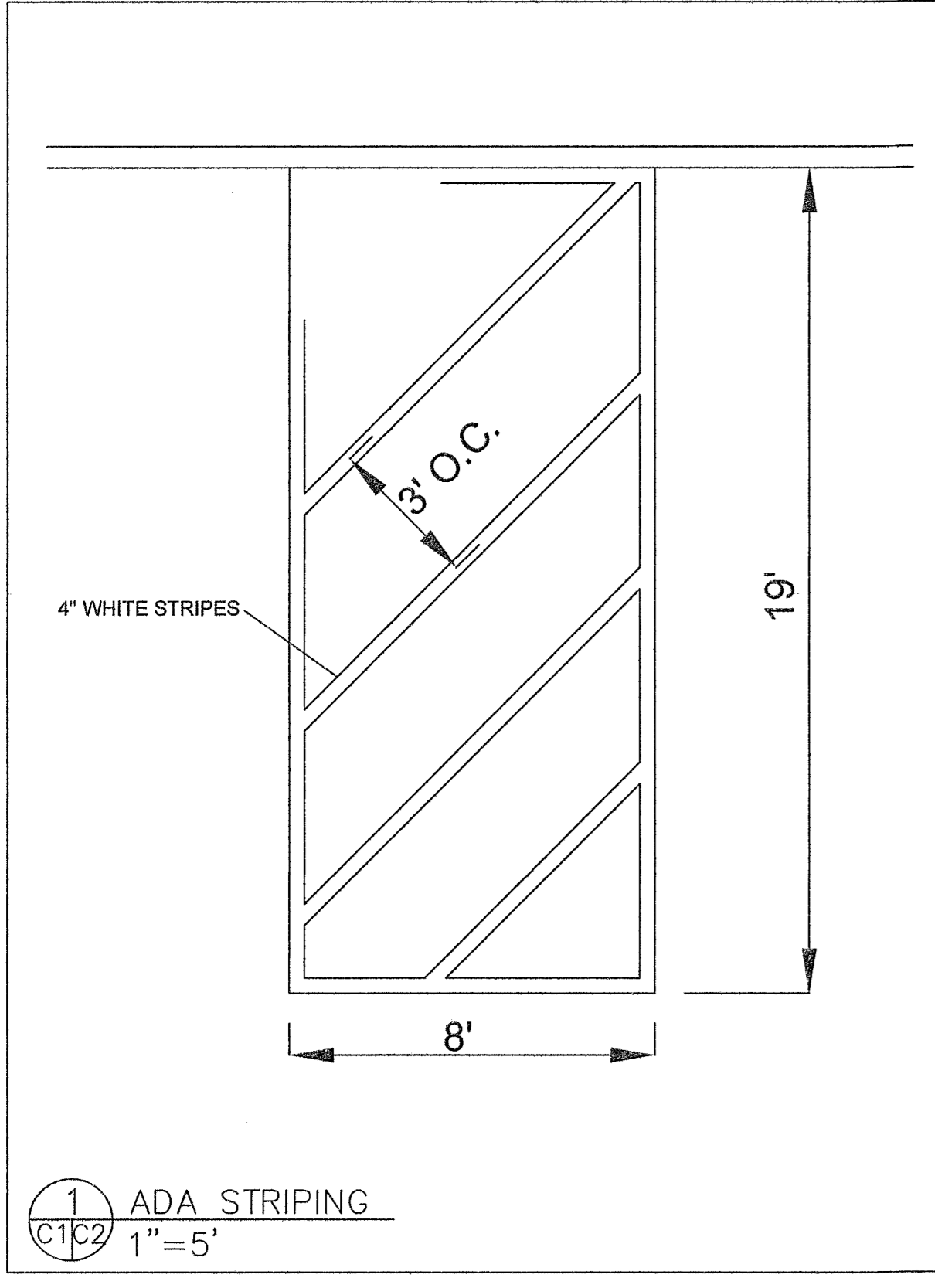
FIBER ROLL
 INSTALL AT LOCATIONS SHOWN.
 AFFIX AS SHOWN IN DETAIL SE-5

- GRADING MAY TAKE PLACE DURING WET WEATHER AFTER OCTOBER 1 PROVIDED THE FOLLOWING PROVISIONS ARE FOLLOWED.
- NO GRADING SHALL TAKE PLACE DURING RAINY WEATHER OR FOR A PERIOD OF AT LEAST 24 HOURS FOLLOWING RAIN.
- ALL EXPOSED SOIL SHALL BE TEMPORARILY PROTECTED FROM EROSION WITH JUTE NETTING.
- ALL STOCKPILED SOIL SHALL BE COVERED AT ALL TIMES AND REMOVED FROM SITE AS SOON AS POSSIBLE, IF SCHEDULED FOR OFF-HAUL.
- ALL EXPOSED SURFACES SHALL BE PERMANENTLY PROTECTED FROM EROSION WITH SEEDING AND/OR LANDSCAPING. SEED MIX SHALL BE 75 LB PER ACRE ANNUAL RYGRASS OR APPROVED SUBSTITUTE. SEED SHALL BE COVERED WITH STRAW MULCH AT A RATE OF 2 TONS/ACRE.
- ROCKED CONSTRUCTION ENTRANCE SHALL BE 33 FEET LONG BY 18 FEET WIDE AND CONFORM TO THE FOLLOWING:
 - THE MATERIAL FOR THE PAD SHALL BE 3 TO 6 INCH STONE.
 - PAD SHALL BE NOT LESS THAN 12" THICK.
 - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA THAT DRAINS TO THE CONCRETE WASHOUT AREA.
- CONCRETE WASHOUT AREA SHALL BE SURROUNDED BY A SINGLE LAYER OF SAND BAGS TO CONTAIN FLUIDS. CHANNEL INTO AREA SHALL BE CLEARED TO ALLOW TIRE DEBRIS (SEE NOTE 6.D. ABOVE)

CONCRETE WASTE MANAGEMENT WM-8

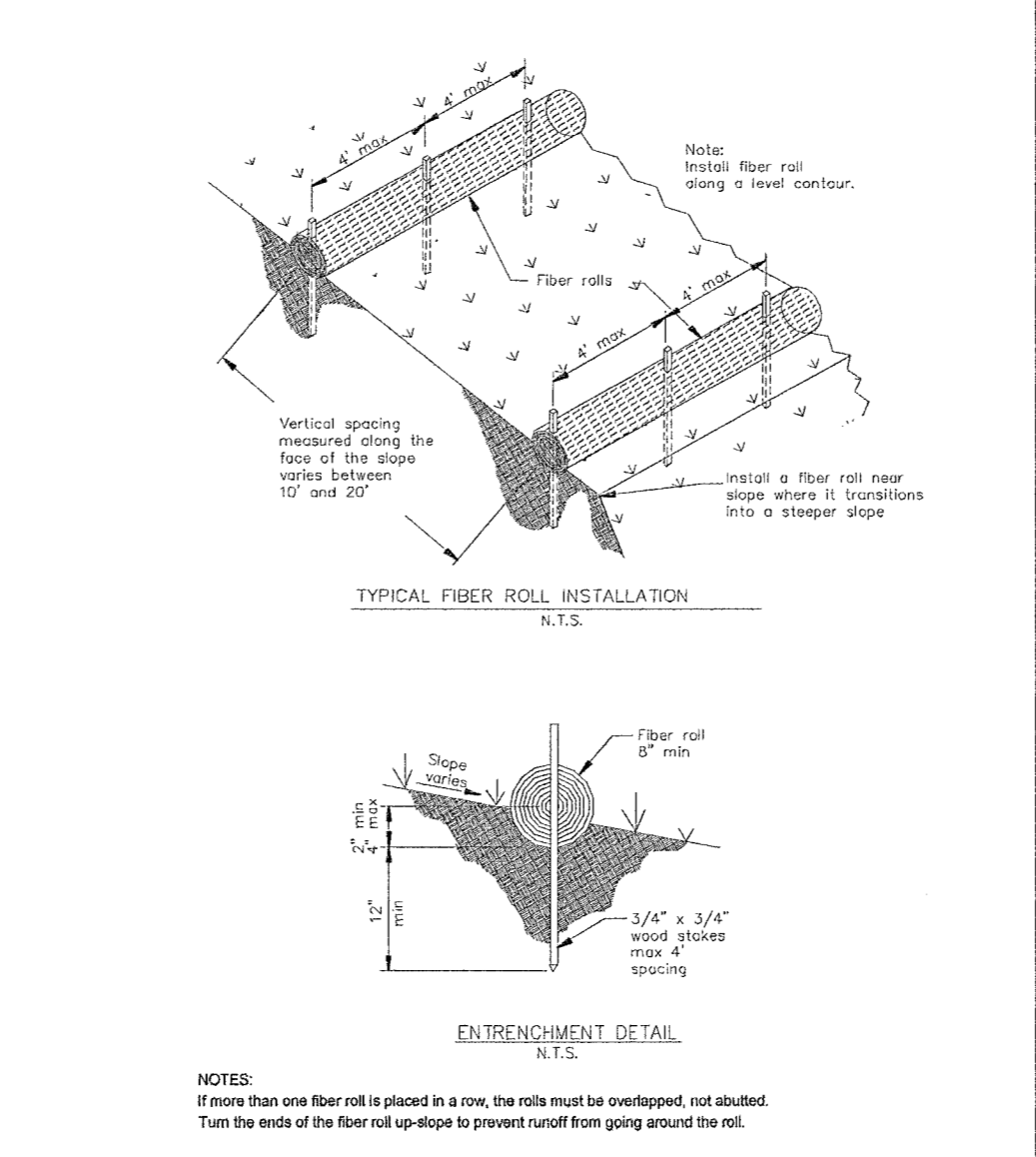


Sigma Prime Geosciences, Inc.
 SIGMA PRIME GEOSCIENCES, INC.
 332 PRINCETON AVENUE
 HALF MOON BAY, CA 94019
 (650) 728-3590
 FAX 728-3593

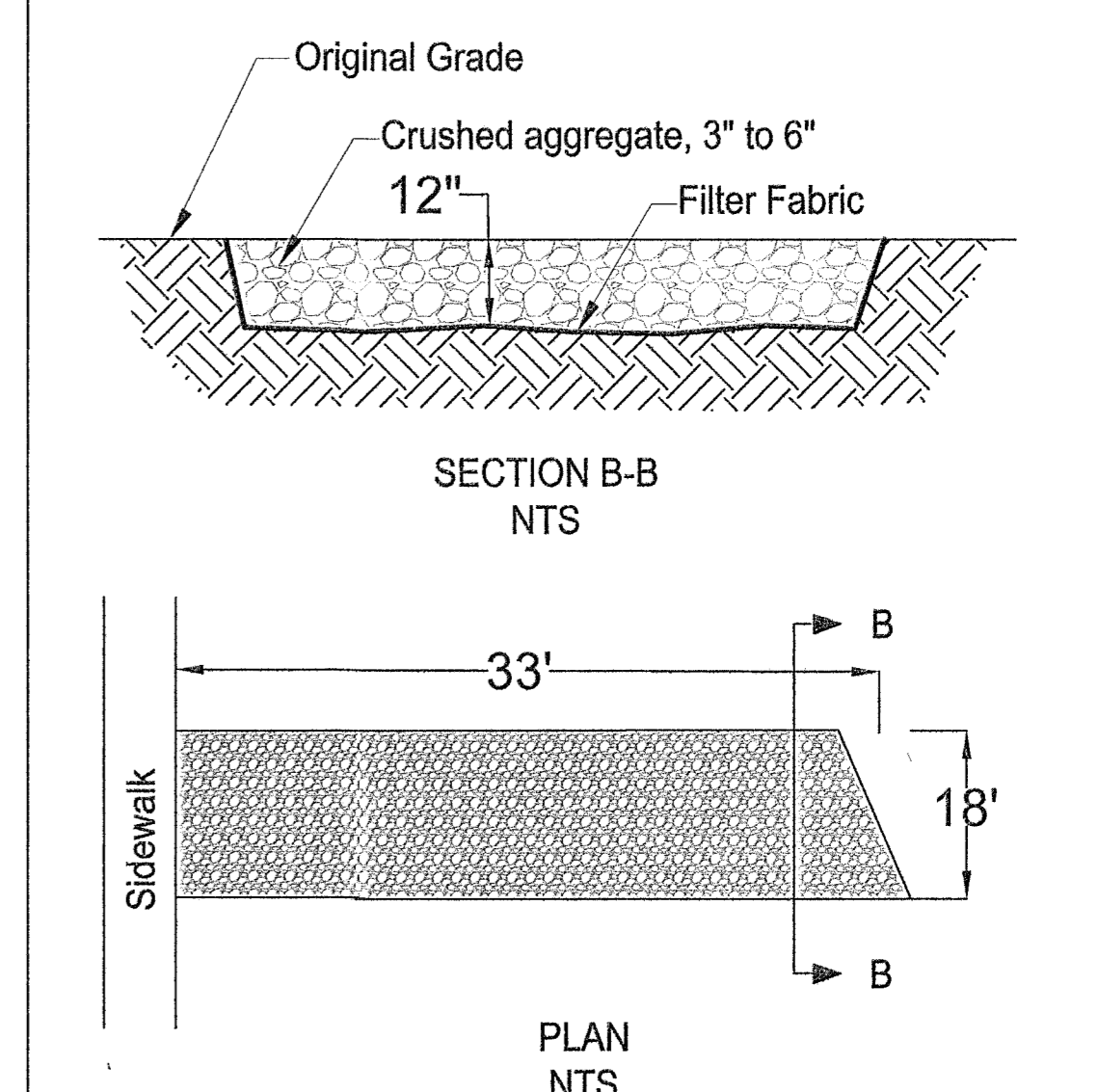


- SIGNAGE NOTES**
- SIGNAGE AT EACH SPACE TO BE PROVIDED, USING COUNTY SIGN STANDARDS.
 - HANDICAPPED PARKING SIGNS SHALL BE IN FRONT OF EACH PARKING SPACE DESIGNATED FOR HANDICAPPED USE.
 - LETTERS ON SIGNS SHALL BE WHITE WITH A DARK BLUE BACKGROUND.
 - LETTERS STATING "NO PARKING" IN ACCESSIBLE LANE SHALL BE NO LESS THAN 12" HIGH.

FIBER ROLLS SE-5



STABILIZED CONSTRUCTION ENTRANCE/EXIT TC-1

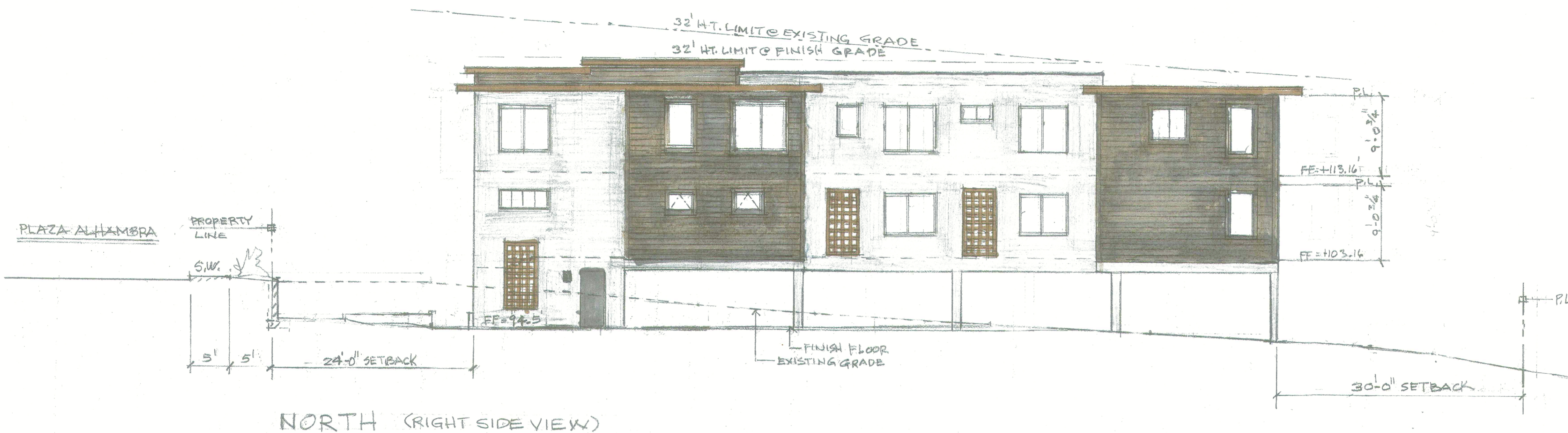


DATE: 6-27-18
 DRAWN BY: CMK
 CHECKED BY: AZG
 REV. DATE:
 REV. DATE:
 REV. DATE:

EROSION AND SEDIMENT CONTROL PLAN; ADA DETAILS

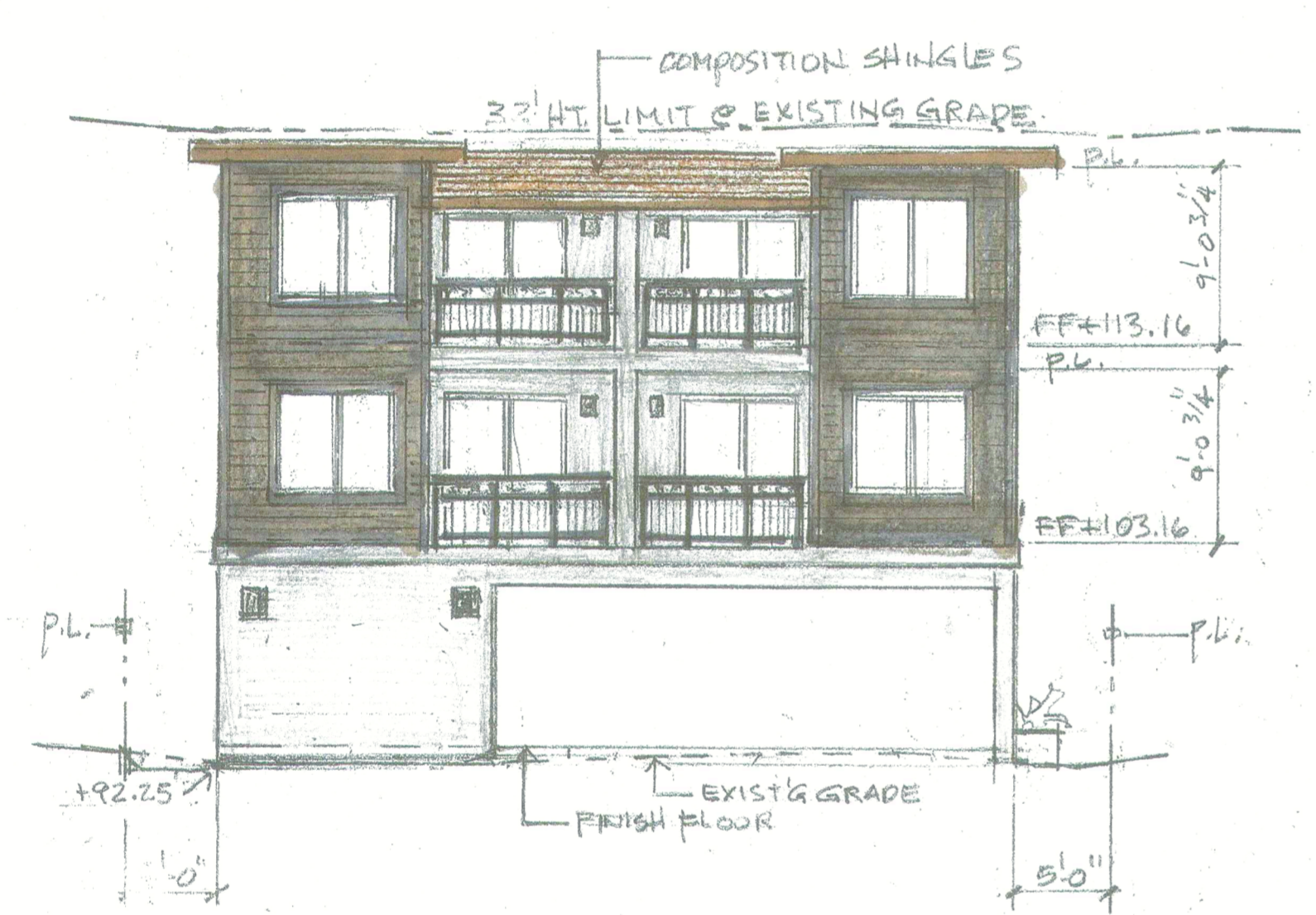
POWER PROPERTY
 516 ALHAMBRA AVE.
 EL GRANADA, CALIFORNIA
 APN 047-231-070

SHEET C-2

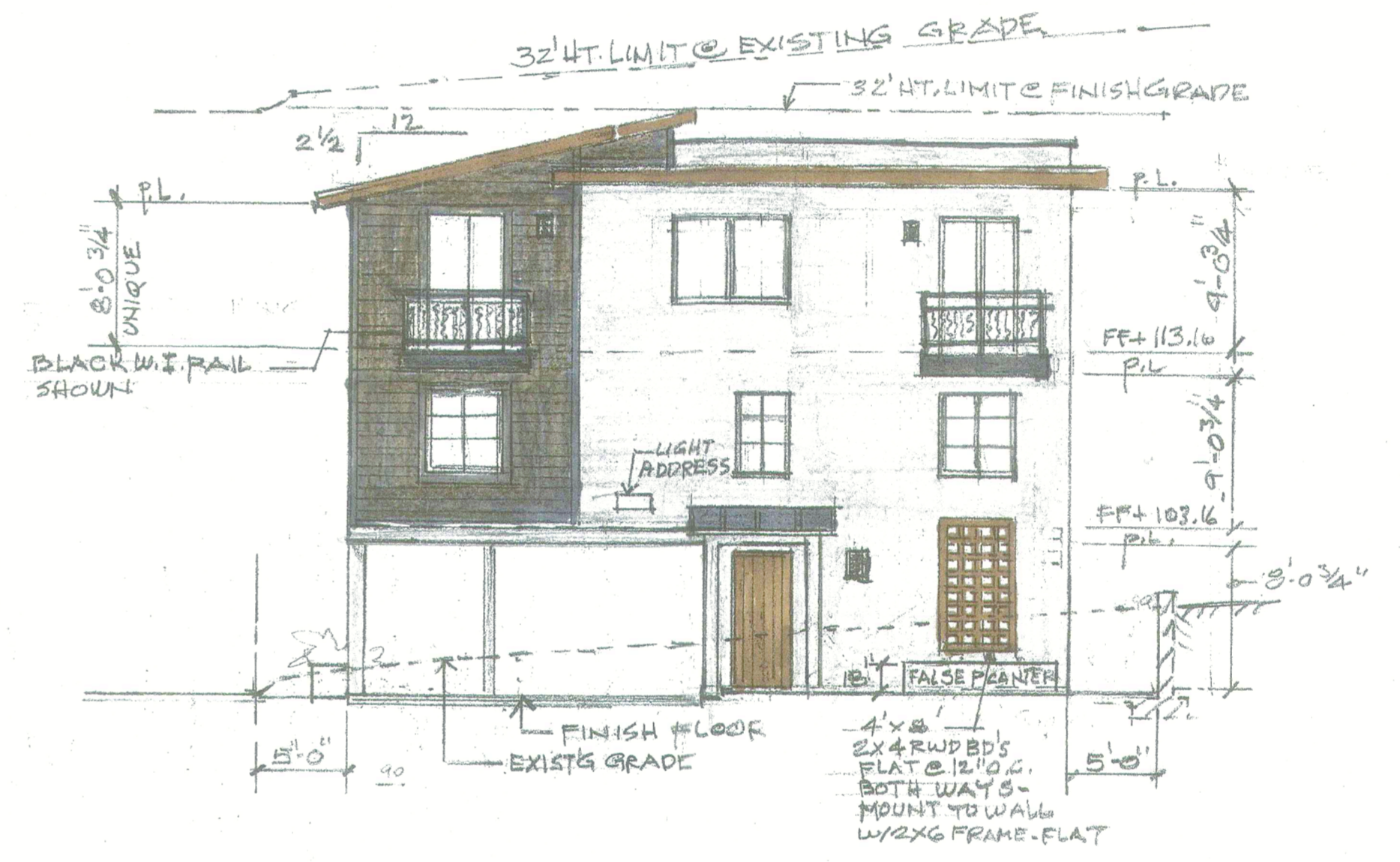


NORTH (RIGHT SIDE VIEW)

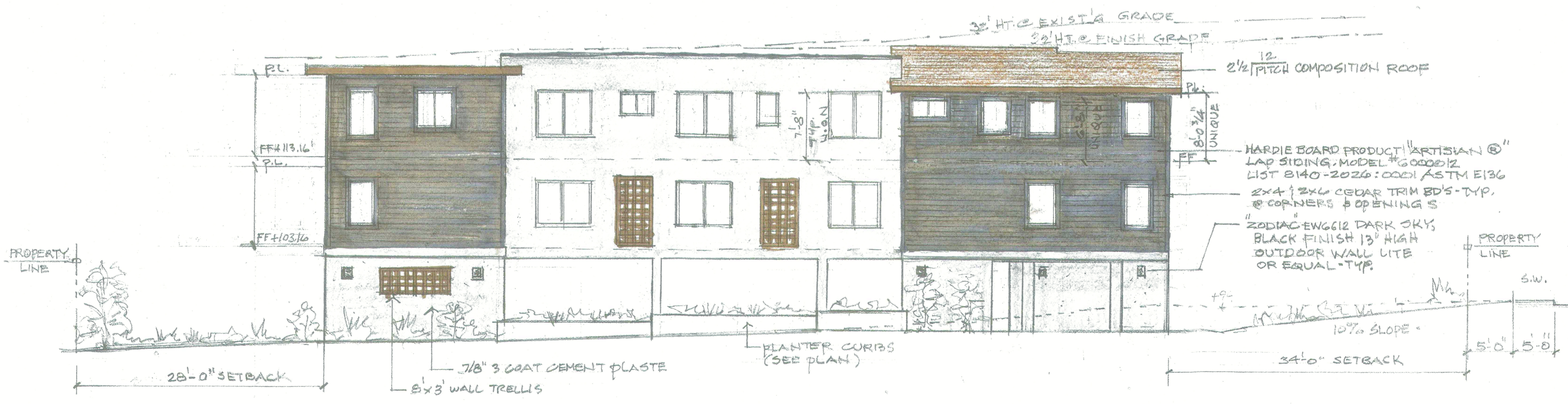
SCALE = 1/8" = 1'-0"



WEST (REAR VIEW)



EAST (FRONT VIEW)



SOUTH (LEFT VIEW)

SCALE 1/8" = 1'-0"

ZODIAC - EW6612

Die-cast and formed aluminum
Powder-coated finish with polymeric lens
May be mounted both upward or downward
Dimmable with ELV dimmer (not included)
Custom options available

COLOR TEMP	3000K
CR (RA)	>90
BURNING RATED LIFE	100%-10% 50,000 HOURS
FINISH	BK - Black
WATTAGE	8W
VOLTAGE	120V
TOTAL LUMENS	430*
DELIVERED LUMENS	375*

DARK SKY EXTERIOR WALL MOUNTED LIGHT - TYPICAL
NO SCALE

PAINT COLORS

CEMENT PLASTER : BEHR GRAYS PLATINUM PPU26-110
HARDIE BOARD SIDING : BEHR GRAYS WET CEMENT HDC-NT-23M
TRIM : KM4526-5 COFFEE BAR

REVISIONS	BY

BOONE DESIGN GROUP

2014 Terry Road
Santa Rosa, CA 95403
(707) 303-7108 Cell (707) 235-7123
jef@boonegroup.com

EXTERIOR ELEVATIONS

A COMMERCIAL/RESIDENTIAL BLDG.
FOR: CLONEA LLC
516 PLAZA ALHAMBRA
EL GRANADA, CA 94015
KEVIN POWERS (650) 892-3320

DRAWN: JRM
CHECKED: JRM

DATE: 8/2018
SCALE: 1/8" = 1'-0"
JOB NO.: 2018-2
SHEET: 1/5

OF 6 SHEETS